

## Facts

### Description:

1.2 million SF commercial office campus

### Location

Memphis, TN

### Project Owner:

FedEx Corporation

### Completion Date:

2011

### Objective:

Leverage an already-high performing building campus to create a winning LEED EB certification strategy

## Results

LEED EB O+M Gold

First LEED EB O+M project in Memphis

## FEDEX EXPRESS WORLD HEADQUARTERS



The FedEx Express World Headquarters (WHQ) is a 1.2 million square foot campus composed of nine buildings interconnected by second-level and on-grade walkways, situated on 102 acres in the southeast corner of Memphis. The WHQ campus is the first FedEx existing building facility to pursue a green building certification. FedEx strives to be a leader in the green building industry, and obtaining a LEED certification for the WHQ would serve as confirmation of their commitment to sustainable and environmentally friendly practices.

### Paladino Approach

Although the WHQ campus was not designed as a green facility, the campus design and excellent management practices allowed the LEED EB: OM process to fit naturally into its day to day operations. The biggest challenge FedEx faced while pursuing the LEED-EB certification was to obtain cross department buy-in. Because LEED requires setting green initiatives and creating cross-organizational polices, many different internal departments had to be involved in the process. Once the goals of the LEED project were discussed and agreed upon, a FedEx team was created and members from several departments were recruited to participate.

To guide the WHQ team, Paladino applied its rigorous technical LEED EB facilitation process that has been developed and refined since the very first versions of LEED EB emerged in the market place. Using this approach, Paladino supported and interacted with the building management, vendors, facilities, and engineering staff to execute and document all required operational changes and improvements to achieve the stated goals.

## About Paladino

Paladino is an industry-leading green building consulting firm providing sustainability expertise over a wide range of building and business issues. We work with high aspiration organizations of all sizes to develop advanced green building strategies for both new and existing construction.

A pioneer of the green building movement and one of the original creators of the LEED green building rating system, Paladino's esteemed clients include ConAgra Foods, Starbucks, PNC Financial Services, Microsoft, Verizon Wireless, Corporate Office Properties Trust and many more. At Paladino, we help our clients create business value by optimizing human, environmental and financial performance. Our customized technical approaches center on the unique concept of abundance as a driving force for organizational transformation. To learn more, visit [www.paladinoandco.com](http://www.paladinoandco.com).



*Paladino's abundance framework  
(people, planet, prosperity)*

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## Certification Strategies

### Sustainable Site

FedEx adopted a low-impact building exterior and hardscape management plan to preserve ecological integrity and diversity, and protect wildlife while supporting high-level building performance. The plan impacts equipment, plantings, vegetation pest control, landscape waste, irrigation, fertilizer use, snow removal, building-exterior cleaning and paints and sealants.

### Water Efficiency

The installation of low-flow aerators and water efficient shower heads reduced water consumption by 22% in building G and 17% in all the other buildings.

### Energy And Atmosphere

Energy is one of the largest single expenses associated with operating a property; thus, finding cost-saving energy measures was a key priority for the WHQ management team. WHQ's raised floor air distribution system was the first ever attempted in the South. Each workstation and private office has a minimum of one adjustable supply air diffuser that can be controlled by the employee. An aluminum and glass curtain wall system utilizes tinted low-E insulated glass to reduce solar heat gain inside the building. The majority of lighting at WHQ consists of energy efficient lamps connected to a computer controlled system that turns lights on and off at predetermined times. The lighting control system saves approximately \$150,000 per year in energy cost.

### Material And Resources

FedEx prides itself on its waste reduction and recycling program at WHQ, which includes recycling for paper, light bulbs, toner cartridges, e-waste and batteries. A furniture recycling program allows FedEx to remanufacture and reuse its office furniture throughout the campus. Since initiating this program in 2004, FedEx has achieved a substantial savings in both storage costs and new furniture acquisition costs. Over 1,800 workstations and 14,000 pieces of furniture have been redeployed and remanufactured since 2004.

### Indoor Environmental Quality

Providing a comfortable, healthy working environment was another priority for FedEx. Employees have the ability to control the temperature by using the individual air controls located in the floor of each workstation. Employee workstations have additional task lighting and are located near windows to provide natural light. The WHQ also upgraded to a MERV 13 air filtration system in order to provide its occupants with healthy indoor air, and an extensive green cleaning program and staff education program further promotes a healthy environment.

## Results

- First LEED EB O+M Gold certified project in Memphis
- 17-22% reduction in water use
- \$150,000 annual savings in lighting energy costs

## Paladino Role

- Green building consultant