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CASE STUDIES  
LINCOLN CENTRE



## LINCOLN CENTRE

Banyan Water provides turn-key water savings to North Texas property.

### THE SITUATION: RISING WATER COSTS & LACK OF VISIBILITY

Lincoln Centre is one of Dallas, Texas' premier office properties featuring a 32-acre, park-like landscape. Cushman & Wakefield, who manages the property, was faced with quickly rising water costs, which could have significantly increased their operating costs. What's more, Texas was facing an historic drought, causing the Cushman & Wakefield team to seek solutions that made their property not just more profitable, but also more sustainable.

Prior to working with Banyan Water, the Lincoln Centre lacked water-use visibility and was unable to verify or forecast water bills. It was also challenging for them to gather the right data to make informed water-saving decisions.

Cushman & Wakefield partnered with Banyan Water and was immediately able monitor, adjust, and optimize the environmental and financial impacts of water use in real time. Banyan Water's expert water managers constantly tracked and controlled water on the property ensuring that it was used efficiently. This combination of technology and active water management allowed the Cushman & Wakefield team to focus on other priorities while knowing that water use was being carefully managed.

"Water savings and financial savings are the biggest benefits, and the landscape hasn't suffered at all."

### Property

- Located in Dallas, Texas
- Commercial property
- 108 tenants
- 32 acres
- LEED Silver O&M Certified
- BOMA 360 Designation
- Energy Star Certified

### Partnership Highlights

- Over 72 million gallons of water saved
- \$38,342 added to net operating income in 2016
- 73% reduction in water use

## MEASURABLE RESULTS

In 2016, Banyan Water saved 9.6 million gallons of water at Lincoln Centre, which meant that Cushman & Wakefield was able to save \$38,342 from its operating budget. Though water rates in the region have increased by 16% since Banyan and Lincoln Centre partnered, the property has maintained consistently low water bills, positively impacting their NOI.

Banyan Water monitors water movement on the property in real-time so they have also detected and reported two to four major leaks each year, saving an average of 550,000 gallons of additional water per year.

When asked what the biggest benefits for Lincoln Centre have been, Scott Grissom, Chief Engineer for Cushman & Wakefield, said, "Water savings and financial savings are the biggest benefits, and the landscape hasn't suffered at all."

By delivering water management as a turnkey service, Banyan also frees up operational capacity for Cushman & Wakefield. Grissom has an expert water manager at Banyan who he can depend on to notify his team of any water-related risks or anomalies that need to be addressed.

"Banyan makes it easy for us to continue making a positive impact on our operations budget and on the surrounding community's natural resources"

## CONSERVATION, CONVENIENCE & SAVINGS

By using Banyan Water Central, Cushman & Wakefield is taking the lead in helping to protect precious water resources. As a premier property management company, Grissom says, "Cushman & Wakefield is always looking for ways to save money and increase property values and tenant satisfaction. Irrigation is one of the easiest ways to

impact water usage without requiring the tenants to take action. Banyan makes it easy for us to continue making a positive impact on our operations budget and on the surrounding community's natural resources."

Since partnering with Banyan Water, Lincoln Center has received recognition for their sustainability practices including a LEED Silver O&M Certification, a BOMA 360 Designation, and an Energy Star Certification.

For more information,  
visit [www.banyanwater.com](http://www.banyanwater.com)