

PROJECT PROFILE



MIRON CONSTRUCTION CORPORATE OFFICE EXPANSION & RENOVATION NEENAH, WI

57% Locally Sourced Materials

98% Reuse of Existing Structure
& Envelope

99% Direct Views to Exterior

LEED® Facts

Miron Construction Corporate Office
Renovation & Expansion
Neenah, WI

LEED® for New Construction v2.2
October 2011

Gold **43/69***

Sustainable Sites 6/14

Water Efficiency 3/5

Energy & Atmosphere 8/17

Materials & Resources 11/13

Indoor Environmental Quality 10/15

Innovation & Design 5/5

*Out of a possible 69 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation and maintenance. Energy efficiency and sustainable results will vary.



PROJECT PROFILE

MIRON CONSTRUCTION CO., INC. CORPORATE OFFICE RENOVATION & EXPANSION

PROJECT BACKGROUND

Sustainability is one of Miron Construction Co. Inc.'s six core values. Their Building Green vision is to "lead by example to demonstrate the benefits of the triple bottom line (people, planet and payback) through education, corporate culture and practical construction solutions." By minimizing waste and reducing energy and water consumption, Miron is able to demonstrate that buildings can drive change and reduce environmental impacts. The corporate office integrates "green" building materials, systems and equipment, and is a unique and eloquent sustainable teaching tool, enabling design-build partners, clients, community members and the like, to understand and appreciate the benefits of the triple bottom line. The building features a "LEED® Wall" that is used to educate guests on the benefits of sustainability, the LEED® green building rating systems, life cycle cost analysis, and provides first-hand examples of how sustainability can be incorporated into an organization's culture and daily practices.

STRATEGIES AND RESULTS

Originally completed in 2002 on a 7.68 acre site in the Town of Menasha, the existing 60,514 square foot Miron corporate office was designed and constructed for future expansion in both the east and west direction. Precast panels were selected such that the majority (98%) of the existing structure and envelope could be reused. The 2008 renovation included a major lighting retrofit to reduce the lighting power density from the code-compliant power density of 3 watts/square foot to 1 watt/square foot. Both occupancy- and daylight-sensors were incorporated to maximize energy-efficiency. The existing "traditional" HVAC system was intentionally left in place. The 51,549-square-foot two-story additions include a white concave roof to reflect heat gain, a high-efficiency lighting and controls system, and a geothermal ground-source heat pump heating and cooling system. These measures have reduced energy consumption 40% below a code-compliant facility, saving Miron nearly \$41,000 in annual energy costs (28.4% energy cost reduction). More importantly, it provides an opportunity to compare the annual energy costs of the existing facility's "traditional" system to the addition's geothermal system.

Low-flow plumbing fixtures were retrofitted and/or installed throughout the facility, resulting in a 39.7% reduction (96,167 gallons/year) in potable (drinkable) water compared to baseline (EPA 2005). Additionally, native/adaptive plantings were selected to minimize water for irrigation and recycled rubber mulch and/or rocks were chosen as bedding to reduce evapotranspiration. In areas where grass was planted, a high-efficient drip irrigation system with moisture sensors was selected that also includes "controller efficiency," which resulted in a 60.4% reduction (3,503 gallons/year) in water usage for irrigation.

The site has multiple outdoor spaces where employees can take a break from their daily stresses. To further promote a healthy and active lifestyle, a fully-equipped on-site wellness center complete with full locker rooms and outdoor storage for bicycles adjacent to the Fox Cities Greenway Trail system is provided for employees. Additionally, preferred parking is provided for those that carpool and/or drive low-emitting/fuel-efficient vehicles.

The interior is outfitted with low-emitting materials and has an abundance of daylighting. The existing systems furniture was reused and recovered with Greenguard certified fabrics to match the new systems furniture and seating, helping to achieve 26% material reuse. Reconfiguration of the systems furniture allows 99% of employees to have a direct view to the exterior. Over 66% of non-structural and interior components were reused, 25% of new materials had a high recycle content, and 57% of materials were locally sourced. 95% of the construction waste was diverted from the landfill. The ventilation system is filtered with MERV-rated filtration media to help provide a high-quality indoor environment.

ABOUT MIRON CONSTRUCTION CO., INC.



Miron Construction Co., Inc. is recognized as an industry leader and one of the nation's premier construction firms. Recently ranked as the largest Wisconsin-based contractor in the Midwest by ENR Midwest, Miron is a forward-thinking, fast-growing private company completing work throughout the nation. Miron provides innovative pre-construction, construction management, design-build, industrial and general construction services. Miron has the distinction of being the only Wisconsin-based company to be named to ENR's Top 100 Green Building Contractors list and is also the Official Provider of Construction Services for the Green Bay Packers and Lambeau Field. For more information, please visit www.miron-construction.com.



Owner: Miron Construction Co., Inc.
LEED® Project Admin: Miron Construction Co., Inc.
Commissioning Agent: CDH Energy
Architect: Wenzler Architects, Inc.
Engineer: Excel Engineering Inc.
Construction Mngr: Miron Construction Co., Inc
Experience Consultant: Zebra Dog
Project Size: 51,549 square feet addition, 60,514 square feet renovation
Construction Budget: \$12,000,000
Photography: Weston Imaging Group LLC

ABOUT LEED

The LEED® Green Building Rating System™ is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's web site at usgbc.org to learn more about LEED® and green building.

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