

LEED-NC

LEED® FOR NEW CONSTRUCTION

Herman Miller

CI Main Site, Zeeland, MI
Commercial Office Renovation
LEED® Gold

BUSINESS BENEFITS

- Operational savings, improved space utilization and enhanced image.
- Energy performance and water efficiency each improved 30%.
- 70% of energy from on-site biomass-powered central plant.

Herman Miller introduces its latest breakthrough in workplace comfort: their renovated green building.

“Sustainable practices can be good business, not just good works.”

- Mike Volkema, Chairman of the Board, Herman Miller, Inc.

PROJECT BACKGROUND

Originally designed in the mid-70s by architect A. Quincy Jones, the architecture of the CI Main Site emphasizes simplicity, attention to detail and direct use of materials. Originally designed to house the executives, it now houses the finance department.

The renovation of this 20,000-square-foot space was undertaken within the framework of Herman Miller’s corporate commitment to sustainable design, which is manifested in their dedication to certify all of their buildings—even the ones they lease—to a targeted LEED Silver Rating.

Owner/Developer: Herman Miller, Inc.

Architect: Krueck & Sexton Architects

Mechanical Engineer: GMB

Contractor: Triangle Construction



THE CASE FOR GREEN BUILDING

The company's prior experience with green facilities proved that it could reduce its operation costs and improve the health and productivity of its occupants, while meeting its corporate environmental goals. Two successful green building projects—the GreenHouse and MarketPlace—have post-occupancy data to back it up.

"Herman Miller has learned that using a green design approach promotes employee awareness and appreciation," says Len Pilon, Director of Workplace Strategy and Facilities. This building approach perfectly aligns with Herman Miller's corporate workspace values creating a powerful force to drive design decisions.

PROJECT GOALS AND RESULTS

"When originally constructed, the CI Main Site pioneered for Herman Miller the idea of a flexible, environmentally-responsive building that was capable of expressing corporate culture," said architect Rico Cedro. "True to its heritage, the building is now a restored and enhanced showcase for Herman Miller's decades-long commitment to corporate responsibility and environmental stewardship."

Herman Miller renovated the building with goals of increasing the building's usable area, reducing energy and water consumption, and creating an image more consistent with the aesthetics of the Main Site, all with respect for the intentions of the original architect.

The original design included many sustainable features: sun louvers; operable windows at the bottom and top of the curtain wall, which allow for natural ventilation; glazing on the north and south facades; and a water-spray system on the roof for cooling.

"Such features were uncommon for a building in the 1970s," says Cedro. "It demonstrates the integration of green principles long before the development of the LEED rating system."

These features undoubtedly contributed to the Gold rating the building achieved. "We set the target for the building at Silver," says Pilon. "But then as you further develop the project scope, you realize there are more considerations that can be paid to green elements."

Herman Miller has seen worker effectiveness rise in its other buildings when fresh air and natural daylighting were included in the building design. Therefore, when they stripped down the extensive finishing in the CI Main Site, they concentrated on daylighting and views for employees.

In the old building, worker effectiveness had been hampered by poor HVAC,

lighting and acoustics. Therefore, in the renovation, the HVAC system was replaced by a more effective and more efficient multi-zoned, variable air volume system with humidification. Low-emissivity glazing significantly improved the building envelope performance, and perimeter hot-water radiators improved comfort at the south and north curtain walls. High efficiency lighting also helped improve lighting quality.

These measures not only improved the quality of the workspace and worker effectiveness, they also contributed to a 30% reduction in energy usage.

More than 70% of the building's energy comes from an on-site biomass facility that burns sawdust and other wood by-products. This has saved Herman Miller on both energy and landfill costs.

"Green building works because we define opportunities and establish targets at the beginning of each project." – Len Pilon,

Director of Workplace Strategy and Facilities, Herman Miller, Inc.

"To reveal the beauty of the original structure, years of interior finishes were stripped away and eliminated," says Cedro. New finishes were applied only sparingly, in keeping with the original beauty as well as to advance productivity and environmental goals. Planes of acoustical tiles helped reduce noise; they also limited the amount of materials used and reduced the amount of absorptive materials that can absorb and hold VOC's. This improved indoor air quality and lowers maintenance costs.

The renovated workspace creates a facility that enhances employee health and comfort and can accommodate an increase of 40 staff members. Space utilization increased by 80%.

So what does green building mean to the Herman Miller investor? It shows responsiveness to change through design and innovation. It encourages the cultivation of community participation and people development. It exhibits living with integrity and respecting the environment. It creates a meaningful relationship with the customers who respect the values inherent in each Herman Miller product. And in the end, documented productivity gains and lower operating costs improve shareholder value.

ABOUT HERMAN MILLER

Herman Miller, Inc. (NASDAQ: MLHR) is a leading provider of office furniture. With an installed base of roughly \$8 billion and fiscal 2003 net sales of \$1.34 billion, it is the third-largest company in the U.S. office furniture industry.

For 50 years, a basic tenet of Herman Miller's design philosophy has been "What you make is important." Today, that statement resonates in Herman Miller's commitment to sustainable capitalism—using materials at a slower rate than nature provides them. It's a part of their corporate life, it works for the environment, and it works for their business.



LEED-NC Build green. Everyone profits.



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BETTERBRICKS

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