

LEED-NC

Case Study:
UFCW - Local 951

A Union Built for the 21st Century



The UFCW's incessant focus on the future played a major role when deciding the sustainability of their new West Michigan facility. Karin Hopman of the UFCW, states, "*While we work on contracts to take current concerns into account and build on the lessons of the past, we believe a contract isn't really successful unless it also anticipates the conditions of the future. We took the same approach when it came to designing and building a new headquarters.*"

The UFCF, local 951, proudly represents members across the state from Meijer, Harding's, Plumb's, Polly's, Kroger, Kessel, Rite Aid, Knouse Foods, Fry Krisp, and Dowagiac Nursing Home. The new headquarters, carefully situated on an adaptable piece of land, can now comfortably function with the impressive roster of 33,000 members.

Owner: UFCW 951

Architect: Prince Architecture Group, AIA

Mechanical Engineer: Andy J. Egan Company

Electrical Engineer: Newkirk Electric Associates, Inc.

Contractor: Muskegon Construction Company

LEED Consultant: Catalyst Partners

Water use has been reduced by over

40%

by the creative use of special plumbing features.

Over

50%

of construction waste was diverted from the landfill.

Over

42%

of the project's materials were locally manufactured.

Daylight has been provided for over

96%

of indoor areas.

The concern for successfully achieving LEED credits began with the selection and preparation of the site. The project's landscape design maximized the use of existing surroundings. Shallow depressions create rain gardens, eliminating the need for a permanent irrigation system. Native plants were used for adaptability and low maintenance.

Outside the building, sustainable actions were taken during the construction surrounding the building. Parking capacity meets the minimum local zoning ordinance, and carpool parking spaces have been provided to serve 5% of the occupants. The paved area of the parking lot was reduced by sharing spaces with a neighboring office. Bicycle racks, with a changing room and shower, have been added to the design to promote user friendly travel to the office.

During construction, the building met and exceeded the elements necessary for sustainable classification with the following:

- A construction Indoor Air Quality plan was set up and followed, monitoring and filtering the air during the duration of on-site construction.
- Adhesives and sealants used had the allowable VOC limits based on the LEED credit requirements.
- Paints and coating used throughout were low VOC products that minimize indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants.
- All carpet products used comply with the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program.
- Entrance mats have been provided to reduce or eliminate outdoor pollutants that may be brought into the office space.

This building has achieved the maximum number of LEED points allowed for water efficiency. Some enhancements include the use of ultra low flow water closets, waterless urinals in the men's restrooms, and the installment of flow restrictors on key fixtures.

Recent studies have shown that increased daylight and outdoor views have been proven to reduce absenteeism and increase workplace productivity. Daylight has been provided for over 96% of these indoor areas.

Generic office space is easy to find or build, but it wouldn't reflect who we are as an organization. We're a growing, vibrant, and diverse Union and so it was only natural for our new headquarters to be "green" and use resources and energy in a responsible way.

-Karin Hopman, UFCW 951

