

## PROJECT OVERVIEW

### Project Type

Interior office space remodel for architecture firm, existing building

### Location

P.H. Dye House, The Third Ward  
Milwaukee, Wisconsin

### Architect

Engberg Anderson, Inc.  
Milwaukee, Wisconsin

### Contractor

Hunzinger Construction Company  
Brookfield, Wisconsin

### Project Size

18,800 sf

### Completion Date

December 2007

### Certification

Anticipated LEED-CI Silver from the U.S. Green Building Council

### Resources

Raised access flooring: Tate; Flooring: Constantine (Carpet Tile), Duro-Design (Wood Flooring); Appliances: Asko (Dishwasher), Bosch (Refrigerator); Glass Partitions: Teknion 'Optos'; Workstations: Teknion 'District'; Office Furniture: Teknion 'Contessa'; Mechanized Roller Shades: Lutron; Countertops: Du Pont Corian (Solid Surface), Vivendi (Concrete); Millwork: Interlam 'Valchromat' Through-colored MDF; Toilet and Bath Fixtures: Kohler; Stone: Weber Stone (Limestone at Reception Desk); Lighting: Axis 'Cubic' (Open Office), Ivalo 'Rotare' (Conference Rooms), Del Ray Lighting 'Cylindro' (Reception)

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# OFFICE TREKKER



#### WATER EFFICIENCY

- 47% reduction in water consumption over 1992 federal standards
- Dual-flush toilets, waterless urinals and low-flow bath faucets
- In-house water purification system to eliminate the use of bottled water

#### TRANSPORTATION

- Utilize video conferencing to reduce staff travel
- Encourage cycling, public transit and other alternatives to automobiles
- Bike storage, changing room and shower for staff
- Urban location reduces transportation energy intensity

#### OFFICE OPERATIONS

- Instituted building-wide recycling of paper, glass, plastic and aluminum
- Employ a 'green' cleaning company that uses non-toxic cleaning supplies
- All in-house printing on 100% recycled, bleach free paper
- Use of China dishware, silverware, and glassware

#### DESIGN

Occupying the entire fifth floor of a renovated 1922 industrial building, the design of Engberg Anderson's Milwaukee office focuses on views through the space and out to the surrounding cityscape. Once you exit the elevator, the shifting walls, folded ceilings and sculptural reception desks within the lobby both compress and expand the space. To promote communication and collaborative creativity within the open office, nodes for gathering take the form of teaming tables, coffee bars and comfortable seating areas. Pin-up spaces enveloped in yellow painted walls that fold into ceiling planes provide another opportunity for staff to review and comment on current design projects. Conference rooms with large windows and sliding glass partitions provide vistas of downtown Milwaukee, the Historic Third Ward and the Milwaukee River.

#### DAY LIGHTING AND LIGHTING CONTROLS

- Provide natural day light to majority of occupied spaces
- Provide individual lighting controls at each workstation
- Extensive day lighting controls and occupancy sensors
- Lighting power density of only 1.1 W/sf

#### INDOOR AIR QUALITY

- Implemented a IAQ management plan during construction
- Increased ventilation 30% above ASHRAE 90.1 2004 standards
- Under-floor HVAC distribution to increase efficiency and controllability
- Material selection that mandated low-emitting materials and finishes

#### LEED CI®

- Healthful, energy and resource efficient workplace
- Urban location with local density of over 100,000 ft<sup>2</sup>/acre
- Demonstrate benefits of green design to staff, clients and guests
- Anticipate LEED-CI Silver certification (29 points) from the USGBC

#### ENERGY EFFICIENCY

- Purchasing of 100% green power from local utilities
- City steam for hydronic heat uses waste steam from local power plant
- Extensive use of Energy Star appliances
- Mechanical system monitored to achieve better control and annual auditing