

# LEED® Responsibly

Santa Claus, IN, Manufacturing Facility

LEED EB: O&M, Silver



# Get to Know Us

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## **Mendy Claridge, LEED AP ID+C**

- Director of Sustainability for National Office Furniture
- Vice-Chair, BIFMA e3/level Sub-Committee
- Vice-Chair on the USGBC Indiana Chapter, Southwest Branch

## **Steve Goffinet**

- Environmental Coordinator for National Office Furniture – Santa Claus, IN & Fordsville, KY Casegood manufacturing facilities; Santa Claus LEED EB site owner

# About Us

## **National Office Furniture, A Brand Unit of Kimball International, Inc.**

Jasper, Indiana-based manufacturer of high-quality office furnishings. Since 1980, National has built a reputation for excellence with stylish furniture of exceptional value; a dedication to personalized service; product designs that reflect a passion for the user's comfort and productivity; and a commitment to environmental responsibility.



# What We Do



# Overview of USGBC and LEED Rating Systems

- The U.S. Green Building Council (USGBC) is a 501(c)(3) nonprofit organization committed to a prosperous and sustainable future for our nation through cost-efficient and energy-saving green buildings.
- USGBC is made up of tens of thousands of member organizations, chapters and student and community volunteers that are moving the building industry forward in a way that has never been seen before.



# What Does USGBC Do?

- LEED (Leadership in Energy & Environmental Design)
  - The most widely recognized and widely used green building program across the globe. LEED is certifying 1.5 million square feet of building space each day in 135 countries. LEED is a certification program for buildings, homes and communities that guides the design, construction, operations and maintenance.
- Greenbuild International Conference & Expo
  - The world's largest conference and expo dedicated to green building. Each year, tens of thousands of professionals from various industries from all over the world attend.



# What Does USGBC Do?

- Advocacy
  - At every level of government, USGBC provides policymakers and community leaders with the tools, strategies and resources they need to inspire action toward a sustainable built environment.
- Credentials
  - The LEED Green Associate and LEED AP credentials help demonstrate knowledge in sustainable design, construction, operations and maintenance of buildings and communities.



# What Does USGBC Do?

- Education
  - USGBC provides green building educational programs in a variety of formats for professionals from all sectors of the building industry.
- Chapters
  - Through an actively engaged network of over 77 regional USGBC chapter organizations, our reach is nationwide with resources, education and networking opportunities in every community.



# LEED Rating Systems

- Rating systems are groups of requirements for projects that want to achieve LEED certification. Each group is geared towards the unique needs of a project or building type.
- LEED is flexible enough to apply to all project types including healthcare facilities, schools, homes and even entire neighborhoods.



# LEED Credit Categories



**Sustainable sites credits** encourage strategies that minimize the impact on ecosystems and water resources.



**Water efficiency credits** promote smarter use of water, inside and out, to reduce potable water consumption.



**Energy & atmosphere credits** promote better building energy performance through innovative strategies.



**Materials & resources credits** encourage using sustainable building materials and reducing waste.



**Indoor environmental quality credits** promote better indoor air quality and access to daylight and views.



**Innovation in design or innovation in operations credits** address sustainable building expertise as well as design measures not covered under the five LEED credit categories. Six bonus points are available in this category.

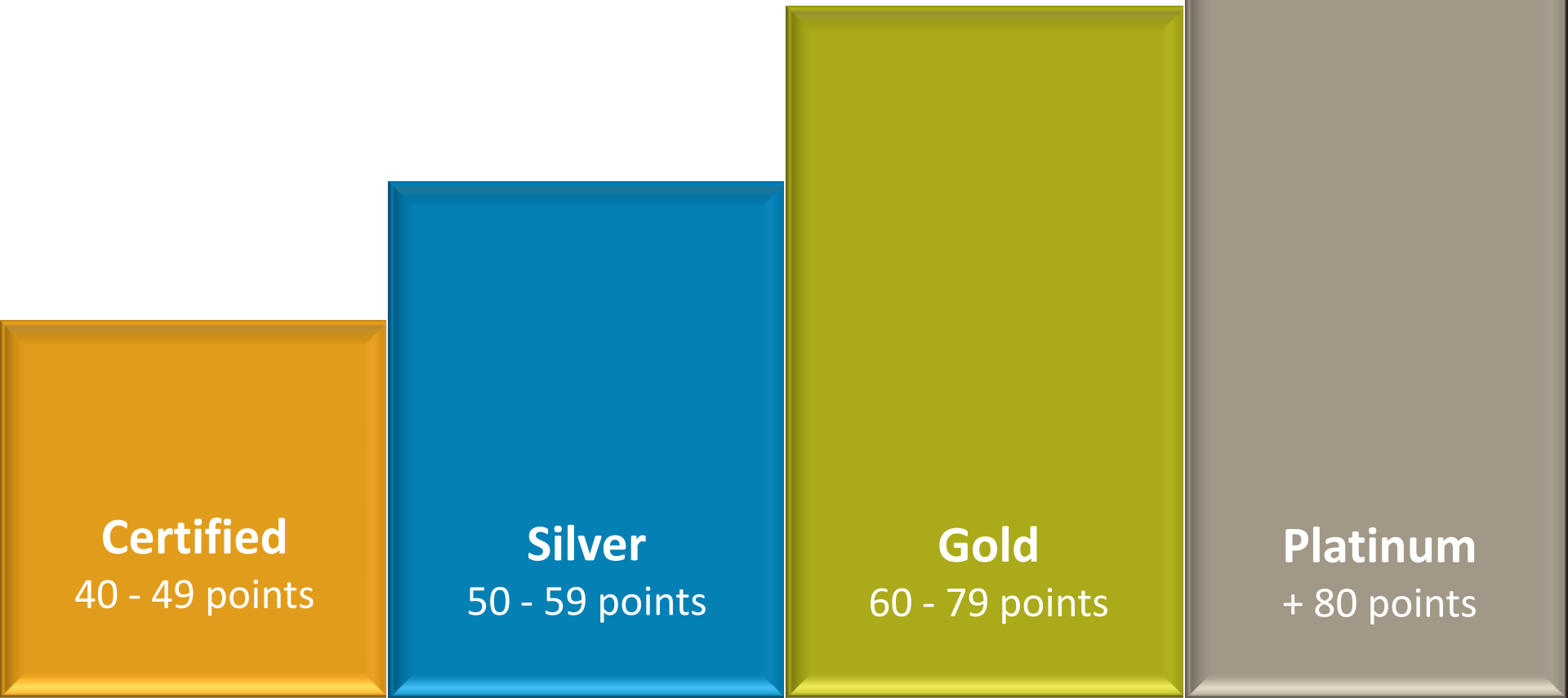


**Regional priority credits** address regional environmental priorities for buildings in different geographic regions. Four bonus points are available in this category.

# LEED Point Structure

## 100 Base Points

6 Possible in Design and 4 Regional Priority Points



# LEED EB O&M Rating System (LEED for Existing Building Operation & Maintenance)

- The rating system encourages owners and operators of existing buildings to implement sustainable practices and reduce the environmental impacts of their buildings, while addressing the major aspects of ongoing building operations:
  - Exterior building site maintenance programs
  - Water and energy use
  - Environmentally preferred products and practices for cleaning and alterations
  - Sustainable purchasing policies
  - Waste stream management
  - Ongoing indoor environmental quality



# Achieving LEED Silver

- National's Santa Claus, IN, Manufacturing Facility:
- June 2012, awarded LEED for Existing Buildings: Operations and Maintenance 'Silver' by the U.S. Green Building Council (USGBC)

National Santa Claus Facility  
Certified LEED Silver in June, 2012



# About Santa Claus



- Constructed in the early 1970s to manufacture electronic entertainment equipment, today we produce wood and laminate office furniture products.
- The facility is ISO9001, ISO14001, and FSC (Forest Stewardship Council) and Chain of Custody certified.
- Products produced in Santa Claus meet stringent indoor air quality requirements and achieve the industry's highest sustainable product certifications level® 2 and level 3.
- In addition, the facility is a member of Indiana's Environmental Stewardship Program and is an OSHA Voluntary Protection Program STAR (VPP) site.

# Achieving LEED Silver

- National pursued the LEED EB: O&M rating to increase the facility's sustainable performance.
- National's LEED Silver certification was based on a number of green design and maintenance implementations.



# Plan, Measure, Execute to Achieve LEED

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- Project Implementation: 2+ years
  - Obtained LEED EB O&M Reference Guide
  - Conducted initial assessment of the Santa Claus facility
    - Start with the prerequisites!
  - Developed 'Support Team'
    - Including 2 LEED AP Team members: work flows and work instructions for each credit
  - Developed Santa Claus 'Core Team'
    - Maintenance, safety, environmental, procurement, accounting, financial resources
    - Kicked off with LEED Training (Leadership Team & Core Team)
  - Documented detailed project plan
  - Executed to the plan

# LEED Project Accomplishments

- Increased recycling areas at individual workstations, break rooms and coffee stations where paper, plastics, metals, cardboard and other materials can be recycled.
- Implemented a Green Cleaning Policy, 97% of cleaning products used meet LEED green cleaning requirements.
- Carefully selected interior finishes and products with high recycled content including furniture components consisting of over 82% recycled content (by weight) and regionally manufactured within 500 miles.



Reduced water usage by 34% due to the installation of new low-flow water fixtures and fittings in restrooms.



# LEED Project Accomplishments (Continued)

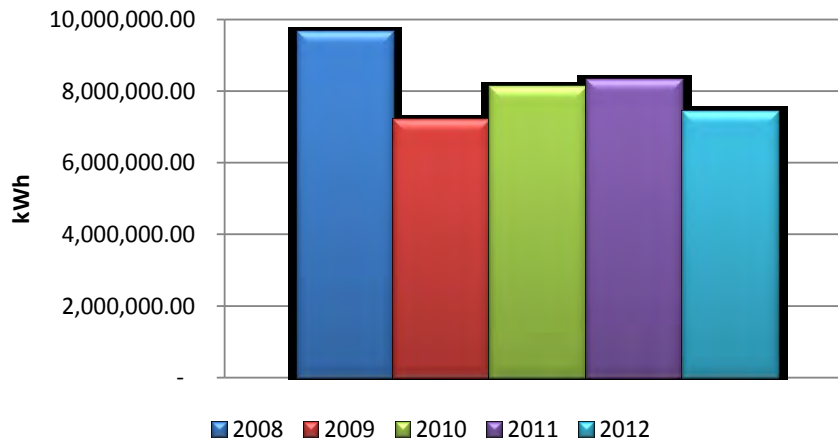
- On-going maintenance of a roofing system that meets the Energy Star Solar Reflectance Index (SRI) requirement, California Title 24, and is LEED compliant. The maintenance plan calls for cleaning the roof every two years to ensure continued high reflectivity.
- Implemented exterior building cleaning and maintenance best practices.



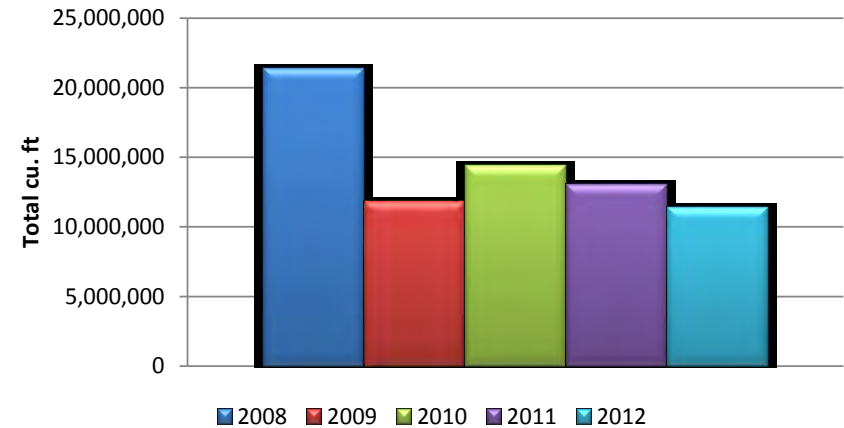
- Diverted 90% of construction debris from office renovation project.
- 97% of on-going consumables (e.g. paper, toner cartridges, office supplies, batteries) contain sustainable attributes that meet the LEED requirements.
- Prioritized on regional priority credits to support environmental improvement for the local environment.

# Resource Conservation

## Electric Usage- NOF Santa Claus

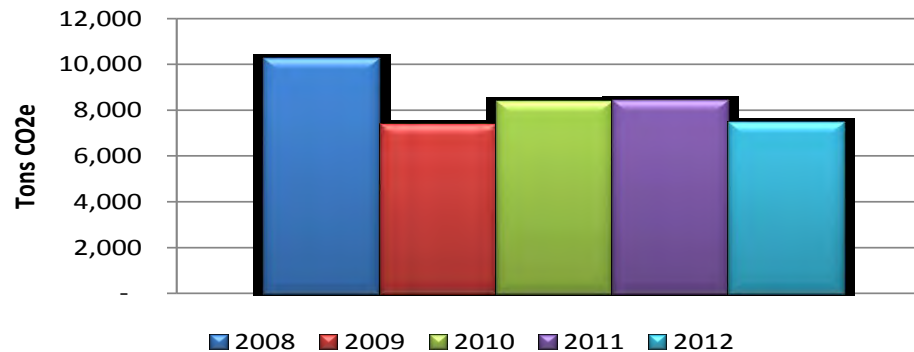


## Natural Gas Usage- NOF Santa Claus

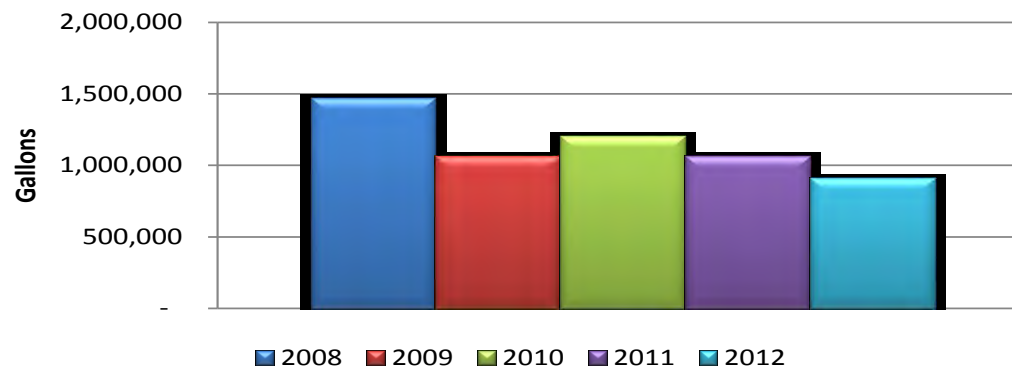


# Resource Conservation

**GHG Emissions Produced Per Year  
NOF-Santa Claus**



**Water Usage Per Year  
NOF-Santa Claus**



# Achieving LEED

- Of the more than 12,000 LEED-certified projects globally, only 540 reside under the industrial manufacturing category.
- National's Santa Claus facility is the first LEED-certified office furniture manufacturing facility in Indiana and the 11th in the State under the industrial category.
- Additional National LEED certified facilities:
  - Jasper Corporate Showroom – LEED Gold
  - Chicago Showroom – LEED Silver
  - New York Showroom – LEED Certified
  - Dallas Showroom – LEED Gold
  - Orange Co., CA Showroom – LEED Certified
  - PDR, Product Development & Research - LEED Certified
  - Atlanta and Washington D.C. Showrooms – LEED Pending



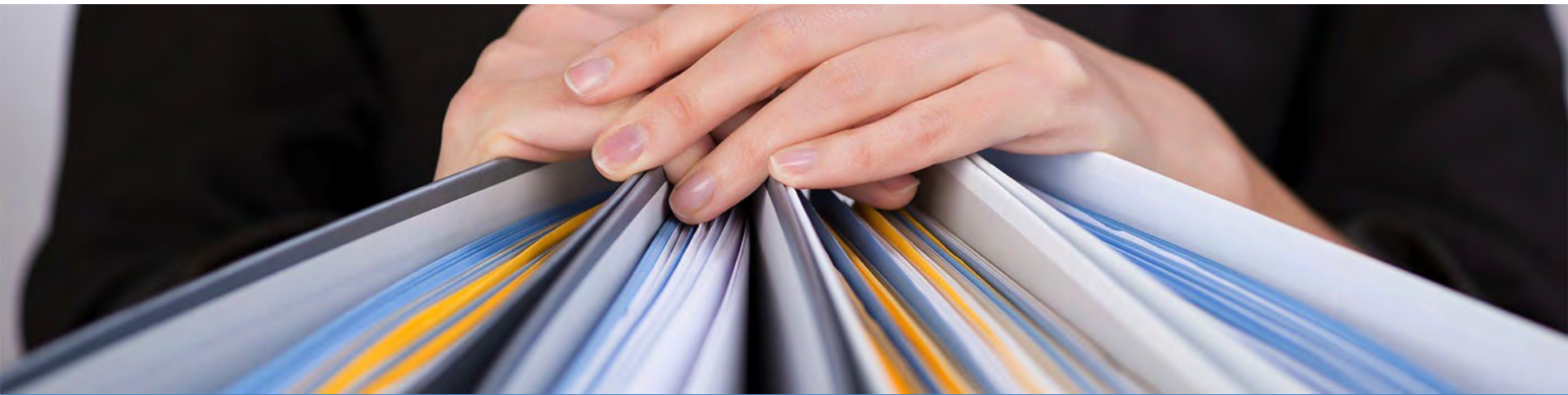
## Quote from Rick Fedrizzi on National:

“National Office Furniture has proved their leadership in the manufacturing sector through their LEED Silver certification,” said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. “By targeting sustainability, National has raised the bar for manufacturing facilities everywhere. We commend them on this great achievement.”



# LEED EB O&M Requirements

- LEED EB: O&M requires re-certification every 5 years.
- The prescriptive and performance strategies of LEED for Existing Buildings are intended to provide operational benefits throughout the life of the building. If these strategies are continued, a building can maintain and even improve its performance over time. Projects that certify under any version of LEED for Existing Buildings must recertify at least once every five years in order to keep their certification current.
- National implemented internal LEED Audit Process to ensure processes and LEED required documentation is being sustained.



# LEED v4 – Future of LEED

- LEED v4 is the newest update to the LEED rating systems. Changes from LEED 2009 are seen in three main categories: new market sectors, increased technical rigor and streamlined services. LEED v4 raises the bar on leadership.
- LEED v4 is targeted to be published at Greenbuild in November 2013.

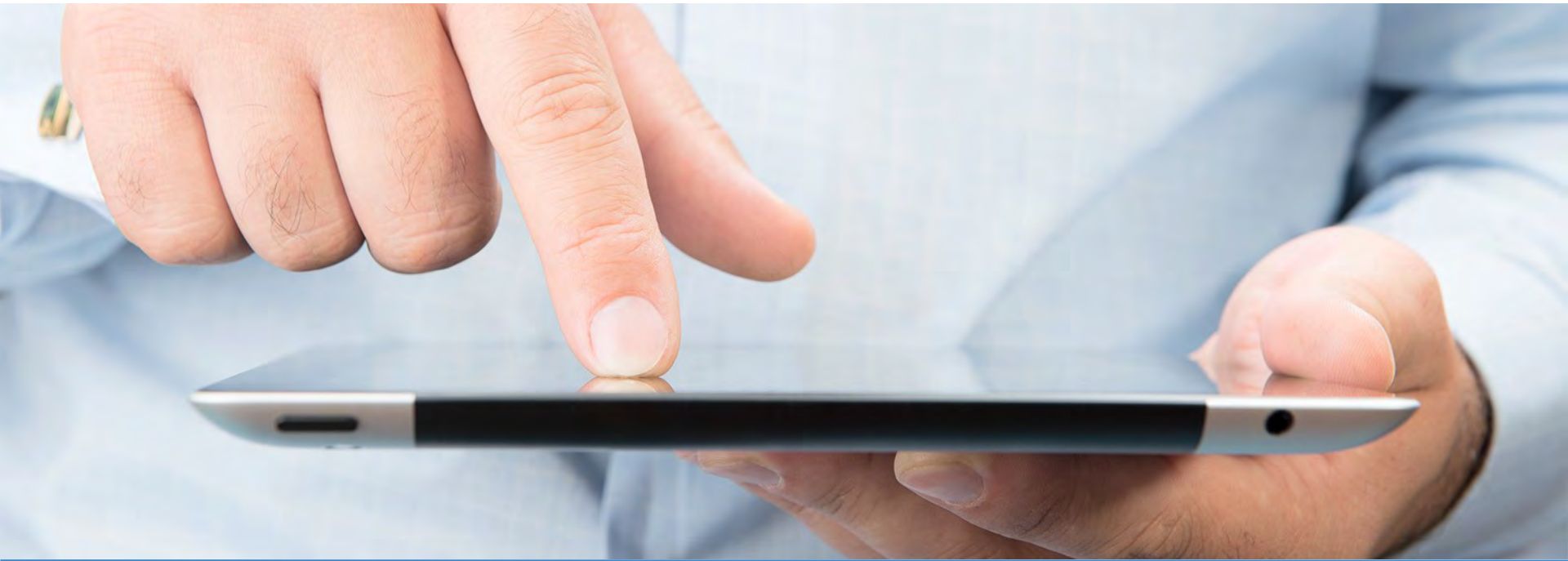


# LEED v4 by Rating System 'draft'

BD&C BUILDING DESIGN & CONSTRUCTION RATING SYSTEMS	ID&C INTERIOR DESIGN & CONSTRUCTION RATING SYSTEMS	EB:O&M EXISTING BUILDINGS: OPERATIONS & MAINTENANCE RATING SYSTEMS	ND NEIGHBORHOOD DEVELOPMENT RATING SYSTEMS	HOMES HOMES RATING SYSTEMS
New Construction	Commercial Interiors	Existing Buildings: Operations & Maintenance	Neighborhood Development Plan	Homes
Core & Shell	Retail			Mid-Rise
Schools	Hospitality	Schools	Neighborhood Development	
Retail		Retail		
Hospitality		Hospitality		
Data Centers		Data Centers		
Warehouses & Distribution Centers		Warehouses & Distribution Centers		
Healthcare				

# LEED v4 Credit Categories 'draft'

- Location & Transportation
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality
- Innovation
- Regional Priority



# Thank You for Your Time

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- For more information about National Office Furniture, visit: [www.NationalOfficeFurniture.com](http://www.NationalOfficeFurniture.com).
- For more information regarding LEED Certification visit: [www.USGBC.org](http://www.USGBC.org).

