

Eric Truelove

From: Lisa Nimmer
Sent: Monday, April 08, 2013 3:13 PM
To: Eric Truelove
Subject: FW: News from The Renschler Company

From: The Renschler Company [mailto:lisan@renschler.com]
Sent: Friday, March 29, 2013 12:34 PM
To: Lisa Nimmer
Subject: News from The Renschler Company

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March 2013

CREATE YOUR OWN ECONOMY

A Publication of The Renschler Company

Existing Buildings Can Be Models of Sustainability

By Eric T. Truelove, P.E., GGA, LEED AP BD+C

Mid-West Management is an organization that hosts radio broadcast stations throughout the Midwest. In 2004, The Renschler Company built their 35,240 square-foot, three-level headquarters located at 730 Ray-O-Vac Drive in Madison, Wisconsin. Seven (7) radio stations broadcast from studios in the building: WJJO, WMGN, WJQM, WWQM, WMLV, WHIT, and WOZN. These broadcast studios are supported by open-office marketing areas and private office space. Total construction cost was \$3.7-million or \$105 per gross square foot. The building is occupied almost continuously. A picture of the facility appears below.

Project Spotlight

The Renschler Company was selected by Aro Eberle Architects to provide building commissioning, energy modeling, and HVAC schematic design services for the Willy Street Coop East-Side facility.

NAMI LEED GOLD

Congratulations to WEI & NAMI CS USA!
The Renschler Company worked with Welton Enterprises, Inc. to renovate a heavy industrial building into a new corporate headquarters

for NAMI, C.S. USA. This project was recently awarded the USGBC's gold certificate.



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In 2012 Tom Walker, Mid-West Management's President, contacted The Renschler Company with an interest in reducing his operational costs and learning the benefits of maximizing his facility's sustainability. We recommended having the building go through the United States Green Building Council (USGBC®) Leadership in Energy and Environmental Design Existing Buildings: Operations and Maintenance (LEED-EBOM®) certification process. Tom hired The Renschler Company for this work.

We began by conducting an American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Level 1 walk-through assessment of the mechanical and electrical systems combined with an evaluation of the utility bills. Our goal is to identify changes in operating procedures and equipment upgrades that can reduce energy use by 30% or more. Such a savings could easily pay for the LEED-EBOM certification services.

Next, we evaluated the site with attention to how the building envelope and landscape are being maintained. Like many similar facilities, Mid-West Management does some of the site maintenance themselves, but contracts for the majority of it. We identified the green procedures that need to be added to Mid-West Management's internal documents and the request for proposals (RFP) that they issue to landscaping contractors. By incorporating these procedures into future RFP's, Mid-West Management is assured of an easy means for securing competitive pricing while making their site a model of sustainable practices.

Once the site issues are addressed, we will turn to the water consumption of the facility and look for ways to reduce water use by at least 30%. We will then review how materials are handled, beginning with existing recycling methods during operations and protocols for future renovations. Finally, we will look at what types of materials are used inside the building with specific attention to indoor air quality issues. We will review cleaners, paints, sealants, and adhesives used by the occupants and the contractors who are hired. New green/sustainable requirements will be added to Mid-West Management's internal documents. All

of this will ensure the facility has the best IAQ around which has been shown to reduce illness, allergies, and sick leave while increasing employee retention and productivity.

Mid-West Management partners with many local events and charities including: Taste of Madison, World Dairy Expo, Dane County Fair, Concerts on the Square, United Way of Dane County, Gio's Garden, Madison Children's Hospital, and Vilas Zoo. Mid-West Management is a great place to work and they have shown it, once again, through their commitment to making their building a model of sustainability, both for their employees and the community.

Conclusion

Mid-West Management is just one example of how The Renschler Company can put proven green features into any existing or new commercial facility based on the results we achieved at three (3) dual-certified buildings in Madison, Wisconsin. Want to know more about what we can do for your commercial building? Contact Eric Truelove at 608-827-1169 or Bernie Lange at 608-827-1164. Or, visit our web site at www.renschler.com.

For Additional Information

To find out more about Mid-West Management, go to their web site: www.midwestfamilybroadcasting.com.

To find out more about Green Globes, go to the GBI web site: www.thegbi.org.

To find out more about LEED, go to the USGBC web site: www.usgbc.org.

Our **mission** at The Renschler Company is to create high performance commercial spaces through renovation and new construction that are affordable, energy efficient, help preserve our environment, improve indoor air quality, and enhance the health and productivity of their occupants. **This mission provides our clients with increased margin dollars every month.**

Always the best,



Bernie Lange, President



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