

## OFS Brands Chicago Showroom

OFS Brands has achieved LEED® - Commercial Interiors (CI) Gold Level Certification for the Chicago Showroom at the Merchandise Mart. Twenty-five percent of the Chicago Showroom project team was LEED Accredited Professionals (AP). By following LEED certification guidelines, OFS Brands has expressed a commitment to the environment and our community while also setting a standard for other manufacturers to follow. The following is a brief summary of what LEED strategies are being employed at the new OFS Brands Showroom.

OFS Brands is helping define “green building” by joining the common standard of measurement, promoting integrated, whole-building design practices and becoming certified in environmental leadership in the building industry. We are helping stimulate green competition, raising consumer awareness of green building benefits, and doing our part to help transform the building market. OFS Brands is constantly seeking more effective ways to conserve resources, prevent pollution and nurture environmental consciousness.

Designed to our nation’s high environmental standards by architecture firm The Environments Group, the OFS Brands new Showroom in the Merchandise Mart achieved gold certification under the U.S. Green Building Council’s Leadership in Energy and Environmental Design. The sustainable design strategies offered benefits far beyond what could be achieved through conventional design. This new showroom lowers operating costs and increases asset value, reduces waste sent to landfills, conserves energy and water, is healthier and safer for occupants, reduces harmful greenhouse gas emissions, and demonstrates OFS Brands commitment to environmental stewardship and social responsibility.

OFS Brands is committed to building to LEED Green Building standards for this showroom and all future corporate design build projects. OFS Brands is committed to meeting the needs of customers in an environmentally sound and sustainable manner through continuous improvements in environmental performance in all activities. Pollution prevention and enhancement of the environment are fundamental to good business and good neighbor status in our local community and worldwide. It is OFS Brands’ goal to act as responsible stewards of the environment by utilizing manufacturing methods that emphasize pollution prevention, waste minimization, recycling and the use of non-hazardous materials.

The OFS Brands 16,000 square foot showroom is located in the Merchandise Mart on the eleventh floor, 11-1132.

### **Certification Criteria**

Sustainable Sites

Energy and Atmosphere

Materials and Resources

Indoor Environmental Quality

Innovation and Design Process

### **Sustainable Sites** Certification Criteria

OFS Brands site selection is The Merchandise Mart, a LEED Existing Building (EB) certified building. By choosing to locate the new OFS Brands showroom in the Merchandise Mart, OFS Brands has extensive access to public transportation, building recycling programs, and limited parking.

The Merchandise Mart is a building that is located in an established walkable community with a minimum density of 60,000 sq. ft. per acre net.

The Merchandise Mart has a subway station and two public bus lines located adjacent to its perimeter, along with other subway options within ½ mile and bus options within ¼ mile. The Merchandise Mart also offers parking availability. The number of spaces provided to the tenant is subject to lease negotiation and can be limited by the tenant.

### **Energy and Atmosphere** Certification criteria

The OFS Brands Showroom was able to achieve several LEED credits with the HVAC equipment and air quality of the space. The engineering mechanical, electrical, plumbing, and fire protection design met ASHRAE Standard 90.1-2004, which is more stringent than Chicago Energy Code and hence more energy efficient. For example, ASHRAE Standard 90.1 outlines a stricter lighting allowance compared to Chicago Energy Code and therefore advocates a reduced amount of electric consumption.

The lighting control system for the OFS Brands Showroom provides functionality and efficiency to meet the requirements of the showroom. As a furniture showroom it is imperative to view products under various lighting conditions. The lighting design and controls incorporate multiple zones of control. These zones help stimulate conditions reflected in residential, commercial and healthcare environments in distinctive areas of the showroom. The conference area has one local 4-button preset control station for continued dimming and flexibility. There are sixteen photocells within fifteen feet of windows located throughout the showroom which will read the available daylight, and in conjunction with the daylight interface, adjust the interior lighting when adequate daylight is available.

There are dual technology occupancy sensors for the private office and the storage areas including a daylight sensor at locations with daylight penetration. Administration and storage areas have localized occupancy sensor switches to turn off the lights when the areas are left unattended. A programmable astronomical time clock monitors and adjusts the lighting based on the time of day, showroom hours, and seasonal adjustments. There is an override switch for after hours shut off. All eligible appliances and equipment installed in the OFS Showroom are Energy Star rated, reducing the overall energy load used by the showroom.

Submetering was installed to measure and record energy use and a lease for energy costs has been negotiated and prepaid by OFS Brands. The Merchandise Mart provides at least fifty percent of OFS Brands electricity from renewable sources by engaging in a two-year energy purchasing contract from renewable sources. Additionally, OFS Brands has purchased 2 years of renewable energy certificates, thereby covering one hundred percent of 2 years of estimated energy to be used by the showroom.



#### **Material Resources** Certification criteria

OFS Brands signed a long term ten year lease agreement with the Merchandise Mart. This reduces the amount of construction materials used by OFS Brands over the course of ten years.

Several finish materials installed in the showroom are rapidly renewable materials, such as the bamboo plywood wall panels at the entry porch. OFS Brands used a minimum of twenty percent of the combined value of construction and furniture products & materials that are manufactured within a five hundred mile radius.

OFS Brands is an active participant in the Merchandise Mart building recycling program. Areas for the collection of recyclables are provided within the showroom space with the implementation of a construction waste management plan quantifying material diversion goals. OFS Brands recycled and salvaged at least fifty percent of construction, demolition, and packaging debris. Calculation may be done by weight or volume but the units were consistent throughout the project. The demolished and unused construction waste was sorted on site at the Merchandise Mart and sent to off-site recycling facilities. The Merchandise Mart construction projects recycle approximately ninety percent of all construction waste.

#### **Indoor Environmental Quality** Certification criteria

The OFS Brands showroom features enhanced indoor air quality and contributes to the comfort of those in the space. No CFCs (Chlorofluorocarbons or chemicals that can deplete the ozone layer) are included in any heating, ventilation, air conditioning, and refrigeration (HVAC&R) equipment. The space also not only meets, but considerably exceeds, the requirements set forth in ASHRAE Standard 62.1-2004 Ventilation for Acceptable Indoor Air Quality.

OFS Brands developed and implemented an IAQ Management plan during construction including meeting SMACNA guidelines, materials protection against moisture, installation and replacement of MERV8 filtration media, installing new replacements prior to occupancy.

Throughout construction of the OFS Brands showroom low VOC content adhesives and sealants, low VOC emitting paints and coatings meeting Green Seal, Anti-Corrosive, Anti-Rust, and Air Quality standards, low VOC emitting carpet systems that meet the Carpet and Rug Institutes Green Label Plus testing and product requirements were used. Composite wood and agrifiber products that contain no added urea-formaldehyde resins were also used in the showroom.

The showroom provides lighting controls for at least ninety percent of the occupants enabling adjustments to suit individual task needs and preferences. All shared multi-occupancies must share lighting controls. At least seventy-five percent of all regularly occupied areas achieve a minimum daylight factor of two percent. The showroom also achieves direct line of sight to vision glazing for building occupants in ninety percent of all regularly occupied areas.

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## **Innovation and Design Process** Certification criteria

The OFS Brands Showroom was able to achieve several LEED credits in the area of innovation and design process.

LEED Innovation Credits can be achieved when a project exceeds the criteria by twice the base requirements for the credit or, in the case of multitiered credits, the next tier.

The OFS Brands Showroom provided innovation by demonstrating exceptional or innovative performance above the requirements set by the LEED rating system. OFS Brands identified the intent of the proposed innovation credits, the proposed requirements for compliance, proposed submittals to demonstrate compliance, and the design approach (strategies) that were used to meet the requirements.

OFS Brands participated in two exemplary performance credits for going above and beyond the standards. The first exemplary performance credit is green power. OFS Brands purchased 100% of their estimated renewable energy for 2 years through renewable energy certificates (REC). Fifty percent was the standard estimated energy purchase. The second exemplary performance credit is public transportation. The OFS Brands new showroom in the Merchandise Mart has access to various types of public transportation. The location of the Merchandise Mart aided in this exemplary performance credit.

The new OFS Brands showroom utilizes a cleaning contractor, DJS, who trains their employees to use Green Seal products and green methods of cleaning. They use blue recycling bags that are removed as each showroom instructs. They use natural cotton and microfiber cloths for dusting and wiping where possible to eliminate the use of paper towels. Vacuum cleaners use a three layer allergen filtration bag. Bags are changed when half full or when unusual soil has been vacuumed. Vacuums generally are replaced each year.

## **Merchandise Mart**

The Merchandise Mart has achieved LEED® - Existing Building (EB) Silver Certification.

The Merchandise Mart's green building and LEED initiatives support tenant LEED - CI projects.

The Merchandise Mart in Chicago is the largest commercial building in the United States, second to the Pentagon. The Merchandise Mart becoming LEED - EB Certified was a great step for promoting green buildings. The Mart is the fifth building in Chicago to become LEED certified. Their efforts to promote exemplary green building practices and environmental stewardship throughout their 4.2 million square foot facility are being recognized to be the industry standard of high performance green buildings.

The Mart has implemented strategies such as an expanded recycling program, a green purchasing policy and a green site maintenance program that includes drought resistant plantings and integrated pest management to avoid pesticide pollution.

OFS Brands Chicago Showroom | Eleventh Floor, 11-1132 | Merchandise Mart  
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