

PROJECT PROFILE



TIME WARNER CABLE NORTHERN WISCONSIN OPERATIONS OFFICE AND TECH OPERATIONS - APPLETON, WI

32% Regional Materials

36% Less Water Use

83% Of Construction Waste Diverted From Landfill



LEED® Facts

Time Warner Cable Northern Wisconsin Operations Office and Tech Operations
Appleton, WI

LEED® for New Construction v2.2
Certification awarded 2009

Silver **35/69***

Sustainable Sites 5/14

Water Efficiency 4/5

Energy & Atmosphere 5/17

Materials & Resources 7/13

Indoor Environmental Quality 11/15

Innovation & Design 3/5

*Out of a possible 69 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.

PROJECT PROFILE

TIME WARNER CABLE NORTHERN WISCONSIN OPERATIONS OFFICE AND TECH OPERATIONS FACILITIES

PROJECT BACKGROUND

The Time Warner Cable (TWC) Northern Operations Facility consists of a 66,000 square foot three-story office structure and a 33,000 square foot single-story call center, connected by a partial clearstory located on a previously developed site adjacent to Highway 441 in Appleton, WI. The facility is owned by real-estate development company, Commercial Horizons, in which TWC has entered into a ten-year lease agreement. The three-story office facility houses TWC's Television Studio, Training and Process Improvement Center, Telesales, Commercial and Media Sales Departments, Marketing and Business Development as well as TWC's Human Resource, Accounting and Financing Departments. The purpose of the new facility was to consolidate various facilities throughout the Fox Valley and to provide an opportunity for TWC to increase their customer service abilities and expand their services to surrounding areas. It will serve as TWC Sales & Customer Service Department's "backbone" allowing TWC employees to accept calls from other TWC facilities throughout the state. At capacity, the single-story call center will seat approximately 380 employees. Support spaces include a large café area, outdoor and indoor break areas, and an indoor wellness area.

STRATEGIES AND RESULTS

Time Warner Cable Northern Operations Facility primarily focused on creating an exceptional indoor environment focusing on enhancing the health and well-being of their employees. Low-emitting materials (adhesives, sealants, paints, coatings, and flooring) were incorporated throughout the facility, including the use of urea-free formaldehyde composite wood products and GREENGUARD certified systems furniture and seating. Natural daylight and allowing employees to control their own lighting level has led to increased productivity and improved employee satisfaction. To further enhance employee health, TWC has chosen to provide healthy lifestyle choices for their employees by providing bicycle racks and shower facilities, an on-site fitness center and healthy choice items in their on-site cafe. For rest and relaxation, a game room was also incorporated into the facility. An energy efficient building envelope, high efficiency HVAC systems and controls, natural daylighting, and high efficiency lighting system with occupancy and daylight sensors have resulted in lower operational and maintenance costs. Furthermore, a 36% reduction in potable water consumption through the use of low-flow plumbing fixtures has also contributed to reduced operating expenses. The facility itself is constructed out of materials that have a high recycle content and have been purchased locally. More than 85% of the wood products are FSC certified. Additional sustainable features include: the implementation of a construction indoor air quality management plan, an erosion and sediment control plan, stormwater management, and a construction waste management plan that has resulted in over 86% of the construction waste being diverted from the landfill. TWC has also implemented an occupancy recycling program and a green building education program.

ABOUT TIME WARNER CABLE, INC.

Time Warner Cable, a division of Time Warner Inc. (NYSE: TWX), was launched in 1968. It is headquartered in New York, New York, and employs nearly 46,000 through the US. It is the United State's 2nd largest multiple (video) service provider, serving 13.5 million customers in 33 states. Time Warner Cable offers cutting edge digital technology thru a hybrid fiber coaxial cable network which allows them to transmit broadband signals, which helped to enable the convergence of the cable television, computer and telephone industries. TWC offers outreach programs, services and resources that benefit customers, local governments, educational institutions and nonprofit organizations in the communities they serve. They support community activities such as: symphonies, art and dance organizations, after-school youth activities, environmental concerns, and economic development programs.

ABOUT MIRON CONSTRUCTION CO., INC.



Miron Construction Co., Inc., headquartered in Neenah, Wisconsin, with regional offices in Madison, Wausau and Milwaukee, Wisconsin, and Cedar Rapids, Iowa, has been providing professional construction services to clients throughout the Midwest (with an expanded geographical reach across the U.S.) for the past ninety years. Miron Construction Co., Inc., is currently listed 112th among all general contractors in the United States (based on sales and revenue figures for 2009) by Engineering News Record. For more information, visit miron-construction.com.

"Time Warner Cable's decision to seek LEED certification is an investment we have chosen to make that will positively impact the community as well as create a healthy work environment, contribute to higher productivity and improve the wellness and comfort for our employees."

**Wisconsin President, Time Warner Cable
Jack Herbert**



Owner: Commercial Horizons
Tenant: Time Warner Cable
LEED® Project Admin: Miron Construction Co., Inc.
Commissioning Agent: CDH Energy
Architect: Performa Inc.
MEP Design-Build: August Winters & Sons
Construction Mngr: Miron Construction Co., Inc.
Project Size: 100,105 square feet
Project Budget: \$18,000,000
Photography: Weston Imaging Group LLC

ABOUT LEED

The LEED® Green Building Rating System™ is the national benchmark for the design, construction, and operation of high-performance green buildings. Visit the U.S. Green Building Council's web site at usgbc.org to learn more about LEED® and green building.

© 2011 U.S. Green Building Council.
Printed on 100% post consumer recycled,
process chlorine-free paper
with non-toxic soy inks.

