

PROJECT PROFILE



MENASHA CORPORATION CORPORATE OFFICE NEENAH, WI

97% waste diverted from landfill

39% water use reduction

1,214% exceeds local open space zoning requirements

LEED® Facts

Menasha Corporation
Corporate Office
Neenah, WI

LEED certification under
LEED BD+C - NC v2009
Certification November 2016

Gold 61/110*

Sustainable Sites 14/26

Water Efficiency 7/10

Energy & Atmosphere 16/35

Materials & Resources 5/14

Indoor Environmental Quality 9/15

Innovation 6/6

Regional Priorities 4/4

*Out of a possible 110 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

MENASHA CORPORATION CORPORATE OFFICE

PROJECT BACKGROUND

The vision behind Menasha Corporation's 102,131-square-foot new global headquarters, which also houses the corporate office of its largest subsidiary, Menasha Packaging Company, and its Retail Integration Institute (RII), was to create a long-term master plan that reflects the integration of Menasha's business units into "One Menasha." The team was tasked with developing collaborative, flexible spaces that support the company's evolving needs; showcasing the company's legacy of innovation; and demonstrating Menasha's unique culture. The modern office is a timeless design without opulence that exemplifies Menasha's passion for lean processes, maximizes efficiency, and encourages socialization and collaboration. Designed for approximately 280 people, the environment promotes wellbeing, emphasizes company pride, and showcases the company's customer-focused solutions.

STRATEGIES AND RESULTS

The new corporate office facility replaces the existing 1967 corporate office, and is attached to Menasha's corrugated manufacturing and fabrication facility. During site redevelopment, the team worked with the WI DNR for wetland delineation and permitting and exceeded local zoning open space requirements by 1,214%, providing open space equivalent to 65.68% of the total site area. The site is landscaped with native and adaptive vegetation that do not require irrigation and site lighting is designed to minimize uplight and light trespass.

To promote alternative transportation, Menasha worked with Valley Transit to ensure public transportation for employees. Bicycle racks were installed and locker rooms were integrated into the design of the facility. Motorcycle parking was also provided along with preferred parking for low-emitting and fuel-efficient vehicles.


Low-flush and low-flow plumbing fixtures reduce water use by 39%. The project is also designed to save nearly 35% on energy costs. Five urban-scale wind turbines already onsite provide just over 2% of the building's total energy, and the facility's design features clerestories, large windows, and low-profile furniture to allow for daylighting and further reduce energy needs.

Low-emitting (VOC) adhesives, sealants, paints, coatings, and flooring were installed and all composite wood and agrifiber products are free of added urea-formaldehyde. CO2 sensors are located within densely occupied spaces and programmed to generate an alarm when conditions vary by 10% or more from the design value. To minimize exposure to particulates and chemical pollutants, the building features walk-off mats and double vestibule entries. A permanent monitoring system and employee surveys ensure the thermal comfort of building occupants.


Hazardous materials were abated, materials were salvaged, and just over 97% of construction waste was diverted from the landfill. Over 20% of total building material content, by value, was manufactured using recycled materials, and nearly 11% was manufactured or extracted within 500 miles of the project site.

The project was awarded innovation credits for green building education, organizational transparency for Menasha's corporate social responsibility reporting efforts, and altruism for Menasha's commitment to its communities and generous philanthropic support.

ABOUT MENASHA CORPORATION

 Menasha Corporation is a leading corrugated and plastic packaging manufacturer specializing in retail merchandising packaging and displays, plastic reusable containers and pallets, protective packaging interiors, and packaging supply chain and fulfillment services. Headquartered in Neenah, Wisconsin, the company employs approximately 5,000 employees in more than 95 facilities in North America, Europe, and Asia. For more information, visit www.menashacorporation.com

ABOUT MIRON CONSTRUCTION CO., INC.

 Miron Construction Co., Inc. is a forward-thinking, fast-growing private company headquartered in Neenah, Wisconsin, with regional offices in Madison, Wausau, Milwaukee, and Eau Claire, Wisconsin, and Cedar Rapids, Iowa. Miron has been providing professional construction services to clients throughout the Midwest, with an expanded geographic reach across the United States since 1918, and is listed among the top contractors in the United States by *Engineering News Record*. For more information, please visit www.miron-construction.com.

"Our new building reflects the innovative, collaborative spirit of our employees, and it's pleasing for all of us to be able to offer a work environment that is more spacious and more conducive to how we interact with and work with our fellow employees, customers and suppliers."

Jim Kotek
President & CEO



Owner: Menasha Corporation
LEED® Project Admin: Miron Construction Co., Inc.
Commissioning Agent: KJWW
Architect: Eppstein Uhen Architects
Construction Mngr: Miron Construction Co., Inc.
MEP Engineering Firm: KJWW
Project Size: 102,131 square feet
Project Budget: \$28,000,000
Photography: Image Studios

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 US Green Building Council's website at www.usgbc.org to learn more about LEED and green building.

© U.S. Green Building Council

