

**FOR IMMEDIATE RELEASE**

May 12, 2009

**For more information, please contact:**

Kristen Buck

414.291.8152

[kristenb@eua.com](mailto:kristenb@eua.com)

## DERSE BECOMES CITY'S FIRST LEED® SILVER INDUSTRIAL BUILDING



MILWAUKEE – Derse’s corporate headquarters recently received LEED® Silver Certification from the U.S. Green Building Council, becoming the first industrial building in the City of Milwaukee to achieve this certification. Eppstein Uhen Architects (EUA) served as the design architect and LEED administrator for the 160,000-square-foot facility, which includes office space, a production facility and warehousing. HSI Development Partners developed and owns the property.

Derse is now located in Milwaukee’s Menomonee River Valley, a long-neglected industrial area in the heart of the city that is undergoing a well-planned renewal. The selected site was a previously developed brownfield site, close to public transportation and a major bike path.

“Site selection was helpful for certification,” EUA project architect Ryan Jones, LEED AP, said. “The City and Menomonee Valley Partners did an excellent job on the master plan for the Menomonee River Valley.”

As LEED administrator, EUA worked with HSI and Derse to incorporate sustainable elements into the planning, design, construction and operations of Derse’s headquarters:

- **Energy Efficiency:** Thermal envelope and mechanicals, low-wattage lighting and occupancy sensors contributed to a 14% energy reduction.
- **Water Efficiency:** Low-flow toilets, urinals and faucets reduced water use by 40%.
- **Water Quality:** A bio-retention facility settles out 80% of the total suspended solids (TSS) in the site’s stormwater runoff, after which the runoff enters an infiltration basin and infiltrates into the soil.
- **Atmosphere:** The building’s HVAC and refrigeration systems emit no ozone-depleting chlorofluorocarbons (CFCs).
- **Indoor Environmental Quality:** Low VOC-emitting adhesives, sealants, paints and carpets were specified. A green cleaning program, no-smoking policy, and ventilation monitoring program sustain long-term occupant comfort and well-being.
- **Materials and Resources:** All materials were locally sourced from within a 500-mile radius. A majority of the products specified have recycled content.
- **Construction Impacts:** During construction, an erosion and sedimentation control plan prevented loss of soil by stormwater runoff and wind erosion. An indoor air quality management strategy helped sustain the comfort and well-being of construction workers and building occupants.

“We provided the owner with a healthy, energy-efficient building that didn’t add a lot of cost to the project,” Jones said. “This is a high quality building which is built to last—built with the future in mind.”

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System® is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Certification is recognized nationwide as proof that a building is environmentally responsible, profitable and a healthy place to live and work.

Eppstein Uhen Architects is a full-service, 102-year-old design firm best known for pairing inspired design with exceptional client service. More than 100 employees in Milwaukee and Madison are challenged to go beyond design by demonstrating a passionate commitment to the markets they serve, the community and their clients. The firm specializes in several distinct markets: corporate, education, senior living, health care, residential, retail, public, industrial, mixed use, master planning, and interior design. For additional information, please visit [www.eua.com](http://www.eua.com).

333 E. Chicago St.  
Milwaukee, WI 53202  
414 271 5350 : main  
414 271 7794 : fax

222 W. Washington Ave.  
Suite 650  
Madison, WI 53703  
608 442 5350 : main  
608 442 6680 : fax

###