

# Wisconsin Green Building Project Profile

Athena Building  
901 Deming Way  
Madison, WI 53717

## BACKGROUND

The building opened in December 1998, was expanded in 2002 and remodeled to meet the changing needs of its tenants in 2006 along with achieving LEED-EB certification.

The building is a 3-story, 80,902 square foot multi-tenant office building. The building's pioneering design incorporated many of the concepts that today's Advanced Building's Program promotes.

The final result is an energy efficient building that provides a healthy, comfortable and productive work environment for its occupants.

The building became the first multi-tenant office building in the Midwest to achieve LEED-EB certification. This is especially significant when one considers the size of the existing building stock compared to the amount of new construction and the limited penetration of multi-tenant buildings achieving LEED certification.

## RESULTS

The Athena employees have pride in their EPA Energy Star score of 89, meaning that the building is in the top 11% nationally in energy performance. Total energy costs for the entire building in 2007 were only \$1.33 per square foot. This accounts for Energy Cost Savings of about \$77,164 annually.

The building saves roughly 170,000 gallons a year in domestic water with waterless urinals, dual flush toilets and low-flow faucets with electronic controls. They also save 450,000 gallons annually in landscape irrigation through the installation of an advanced controller.

Carbon dioxide emission reductions from energy savings and avoided energy use from reduced water usages is nearly 680 tons per year compared to the EPA Energy Star median building.

At least 45% of occupants have daylight and workstation views to the outdoors.

Of the nearly \$1 million in material purchases since 2006, 70% were classified as "alternative materials" by USGBC.

The Building implemented a "Green Cleaning" program that uses green cleaning supplies and methods that are healthy for janitorial staff and building occupants.

The building consistently recycles over 50% of the building's waste stream.

Athena encourages alternative transportation by providing bicycle racks, changing rooms and showers, as well as preferred parking for alternative fuel vehicles.

Used throughout the building were carpets, paints, and other interior finishes with low VOCs. The carpet in the lower level used a corn-based yarn, a rapidly renewable product instead of using a petroleum-based yarn.

Implemented a green site program which includes a native plant prairie meadow and the preservation of the trees on site.

## PROJECT INFORMATION

Date of Completion: December, 1998  
Architect: PLANNING Design Build, Inc.  
Owner: Athena Holdings, LLC  
General Contractor: PLANNING Design Build, Inc.

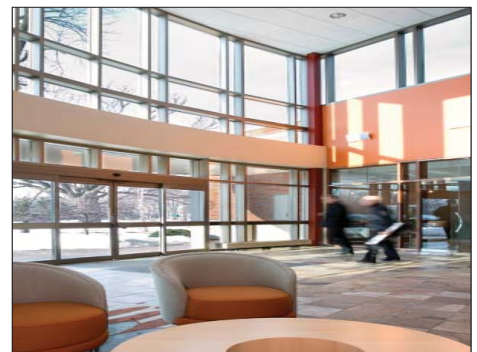
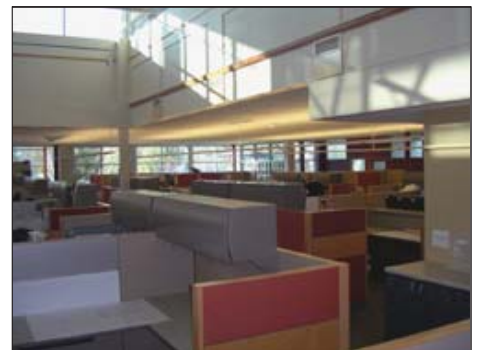
### Consultants:

- Energy: Brian Dunn, PLANNING Design Build Inc.
- Structural: PLANNING Design Build
- Mechanical: John Parker, North American Mechanical Inc.
- Landscape: The Bruce Company
- Environmental: Environment Control of Wisconsin
- Electrical: Arden Parfitt, Town & Country Electric, Inc.
- Plumbing: Tim Abney, Fitchburg Plumbing Inc.
- HVAC: John Parker, North American Mechanical Inc.
- Interior: Shirley Block, Emmons Business Interiors, LLC
- Flooring: Jeff Nehmer, Nonn's Flooring Inc.

## Green Building Awards

Category: LEED Certification - Silver

2007 Energy Star Award - United States  
Environmental Protection Agency Award



For more information about the building please check out the Iconica website: <http://www.iconicacreates.com/> this is the homepage for the former PLANNING Design Build Inc.