

Oatey SCS Distribution Center

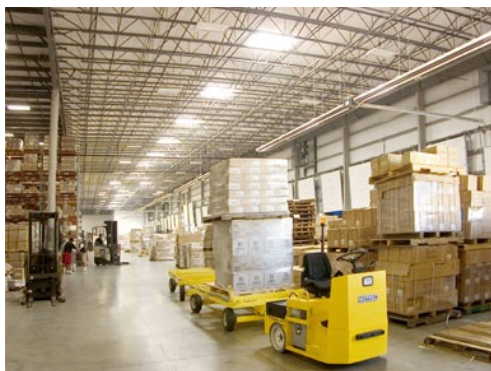
Cleveland, OH

Project Type: *Green Building*

Description and Size: The Oatey Company, manufacturer of plumbing products since 1916, contracted with Ray Fogg Building Methods to design and construct a \$8 million, 250,000 square foot distribution facility that meets LEED-NC Silver standards. Oatey is also working with the Wildlife Habitat Council to increase wildlife in the 60 acres of wetlands adjacent to their property through its Storm Water Prevention Plan. In addition to watershed benefits, the building's energy consumption has been reduced by 25% over a similar conventional building and 43% better than the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) baseline.



Design: There are many notable site features to this industrial building. 1) The distribution facility was constructed on a brownfield site. 2) The parking lot contains designated spaces for employees who chose to carpool as well as several charging stations for alternative fuel vehicles. 3) There is a light reflective roof on the building. 4) A 6,000 gallon underground cistern for grey water reuse. 5) High-efficiency fluorescent lighting that is both motion and daylight sensitive. 6) A building automation system monitors and controls the lighting and mechanical systems in the facility. 7) A solar powered automatic gate 8) Recycled materials were used throughout the facility (e.g. high recycled content materials of crushed concrete, structural steel, ceiling tile and carpet) 10) More than 50% of the construction waste generated by the project was diverted from landfills and recycled 9) 40 skylights throughout to increase natural lighting 11) Low emitting materials use to improve air quality 12) Operable windows allow fresh air and natural light into facility.



Cost: Total construction cost was \$8 million dollars. The additional cost for building "green" was \$300,000 (about 26% of the total cost). The projected savings from energy efficiency is \$75,000 annually.

Application: This type of project is ideal for any type of building. This project demonstrates how light industrial sites can be sustainable in their development.

Contact Information:

Mike Merle
Project Manager and CEO
Ray Fogg Building Methods
981 Keynote Circle, Suite 15
Cleveland, Ohio 44131
(216) 351-7976