



## PROJECT GOALS

- ✓ Provide a healthy and productive work environment
- ✓ Maximize building occupant comfort
- ✓ Provide a showcase for green cleaning products
- ✓ Reduce energy consumption by 20%
- ✓ Reduce water consumption by 40%
- ✓ Provide daylighting and views to the majority of building occupants
- ✓ Recycle and divert construction waste from the landfill
- ✓ Maximize use of construction materials that are regionally sourced and contain recycled content
- ✓ Provide education on green building design and construction features of the project

**About WAXIE:** WAXIE Sanitary Supply is a family-owned distributor of sanitary maintenance supplies with a long history of ties to the Utah region. As a matter of fact, the company was started by two brothers who grew up in Utah and who were raised in a family that started its first business in the state in 1911.

Founded in 1945 as San Diego Janitor Supply & Chemical Company in San Diego, California, WAXIE now has 19 Inventory Centers located in 9 states throughout the Western United States. Each modern, clean Inventory Center also has a showroom and Customer Service Center to help customers determine which cleaning product is best suited for their needs, and to provide superior customer service support.

**About LEED:** The LEED® Green Building Rating System is the national benchmark for the design, construction and operation of high-performance green buildings.



### About the Project:

**Location:** 5107 West 1730 South, Salt Lake City, Utah

**Owner:** WAXIE Sanitary Supply

**Architect:** BPA Architecture Planning Interiors

**General Contractor:** Layton Construction Company

**Mechanical & Plumbing Engineer:** McParlane Associates

**Civil Engineer:** Rick Engineering

**Structural Engineer:** Burkett & Wong

**Commissioning Authority:** Senergy BCS

**LEED Consultant:** Environmental Concepts Company

**Project Size:** 88,121 sf

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### CORPORATE HEADQUARTERS

9353 Waxie Way  
San Diego, CA 92123

# Building A Sustainable Legacy For The Future



## SALT LAKE CITY, UTAH LEED® PROJECT OVERVIEW CASE STUDY



It is the Mission of WAXIE Sanitary Supply to be the industry leader in the distribution of quality sanitary maintenance and related supplies and equipment to the commercial, industrial, contractor and institutional markets in the areas the company serves. Each of the buildings the company operates are a reflection of a commitment to serve its customers and provide a desirable work environment for all employees.

One of the core values of the company has always been to Respect the dignity and rights of every customer, employee and vendor, and to celebrate the People who use the company's buildings. The People at WAXIE are the company's most valuable resource and the company is committed to providing a safe work environment in a culture that supports one hundred percent participation and teamwork – the company's success has always been measured by the success of its People.

Pursuing LEED® certification for the Inventory Center in Salt Lake City is a natural extension of this commitment. By building a facility that provides superior indoor environmental quality for its occupants and also reduces environmental impacts, this LEED® certified building will help contribute to the company's Mission to contribute toward a better community for all valued customers and employees.



Leadership in Energy & Environmental Design (LEED®)  
LEED Silver Certification

# 5107 WEST

# 1730 SOUTH



# LEED® PROJECT HIGHLIGHTS – SUSTAINABLE DESIGN & CONSTRUCTION FEATURES

## SUSTAINABLE SITES

### ALTERNATIVE TRANSPORTATION

- Bicycle storage and changing rooms provides option to reduce pollution from automobile use
- Preferred parking for alternative fuel vehicles provides option to reduce pollution from automobile use

### SOLAR REFLECTIVE SURFACES

- Solar reflective surface for roof mitigates heat gain and reduces heat island effect
- Solar reflective surface for concrete paving reduces heat island effect

## WATER EFFICIENCY

### LANDSCAPING

- Native drought tolerant landscaping decreases water usage by 51%
- Bioswales engineered at property perimeter to collect and reduce storm water runoff

### WATER EFFICIENCY

- 42% reduction in potable water consumption
- Touchless low flow restroom fixtures improve hygiene and reduce water usage
- Native drought tolerant landscaping reduces water usage

## ENERGY & ATMOSPHERE

### ENERGY EFFICIENCY

- 24% reduction in annual energy costs
- Extensive use of skylights in offices and warehouse provides natural lighting and reduces energy consumption
- Energy efficient lamps in offices and warehouses reduces energy consumption
- Energy efficient window glazing reduces solar heat gain
- Energy efficient solar reflective cool roof mitigates heat gain and reduces heat island effect
- Enhanced building commissioning optimizes energy performance

# GREEN BUILDING BENEFITS

## PEOPLE

Improved building occupant comfort and health



## PLANET

Reduced use of raw materials and natural resources



## MATERIALS & RESOURCES

### REGIONALLY SOURCED MATERIALS

- 37% of the value of construction materials was sourced locally which reduced transportation impacts

### LOW-EMITTING MATERIALS

- Low-VOC materials specified in the following categories reduces indoor air contaminants and improves building occupant comfort
  - Adhesives and sealants
  - Paints and coatings
  - Composite wood and agrifiber products
  - Carpeting

### RECYCLING

- 98% of construction waste recycled and diverted from landfill through use of labeled bins at construction site

### RECYCLED CONTENT MATERIALS

- 35% of the value of construction materials contains recycled content which reduced use of raw materials
- Carpeting contains recycled content and is Green Label certified by Carpet & Rug Institute which reduces uses of raw materials and indoor air contaminants

### REUSED MATERIALS

- Reused materials sourced from previous Inventory Center to reduce impacts associated with extraction and processing of virgin resources
  - Exterior signage
  - Office furniture
  - Warehouse racking

## INDOOR ENVIRONMENTAL QUALITY

### WORKPLACE WELLNESS

- 30% more fresh air ventilated throughout the building improves occupant comfort
- Thermal comfort design and verification improves occupant comfort
- Majority of the building occupants have access to natural day light and views to outside which improves occupant comfort
- IAQ management plan implemented during construction which improves occupant comfort
- Comprehensive air sampling plan conducted before occupancy to minimize air quality pollutants improve occupant comfort
- Green Cleaning program promotes a safer and healthier work environment, reduces environmental impacts, and increases workplace wellness and productivity

## INNOVATION IN DESIGN

### OPERATION & EDUCATION

- Green cleaning program to demonstrate effective cleaning that protects health without harming the environment
- Occupant and visitor education on the sustainable features of the project through building signage and case study