



HERMAN MILLER MARKETPLACE

ZEELAND, MI



Customer's Needs:

A prototype office environment that supports progressive business place thinking within a sustainable framework delivered to meet time frame of workforce consolidation.

Our Solution:

Economics

- Constructed for \$89 per square foot compared to industry standards of \$135
- Reduced operating expenses including 30-40% savings in utility charges

Performance

- Human centered design aligning workplaces to workstyles
- Healthy, productive workplace with every employee near a natural light source
- 36% increase in perception that design of space will attract new employees
- Gold LEED certification and AIA/COTE Top Ten "Green Award"

Speed

- Complete in just 6.5 months compared to 11 months per other developer quotes
- Flexibility for change designed into engineering of building systems

Project Value

\$12 million

Overview:

The Granger Group's MarketPlace building, a 100,000 square foot, built-to-suit facility was first occupied by Herman Miller late in 2001, and is now home to the company's marketing, sales, dealer services, and training departments, among others. The two-story building's open-air design has earned kudos from employees and visitors alike. Prior to schematic design, it was stipulated that the building would achieve a Silver LEED™ rating. This project ultimately earned Gold LEED™ certification, and an international AIA/COTE Top Ten "Green" Award, while qualifying as the first developer-owned building in the United States to attain a Gold LEED™ Building certification.

The MarketPlace's wise use of building materials and energy efficiency were key to its winning Gold certification, but its human-comfort features are most immediately evident. Every employee works near a natural light source, whether it's an exterior window or the courtyard. Green plants, natural stone and flowing water combine to create an organic setting. A cafe supports coffee breaks, informal meetings and independent work. Meeting spaces throughout the building can easily be adapted to accommodate groups large and small. Open stairs and crosswalks encourage impromptu meetings and communication among various business units.

Flexibility was built into the MarketPlace floor plan. With mechanical and electrical systems located on the building's perimeter, and Herman Miller's Resolve as the primary office furniture system, it can easily be reconfigured to meet Herman Miller's changing business needs.

The expectation of the MarketPlace was nothing less than the creation of a great place to work. Featured in the U.S. Green Building Council's educational presentations, the building's documented operational costs are becoming a national benchmark.



