

Catalyst Partners
502 Second St Grand Rapids, MI
PROJECT PROFILE

LEED NC v2.2
LEED PLATINUM
March, 2012

[Catalyst Partners](#), located at 502 Second Street, was originally constructed in 1917 to house the offices for the Watson Higgins Milling Company. The original building was constructed with fireproof floors, walls and roof systems fabricated with terra cotta block and concrete technologies. The office interior was finished with horsehair plaster and gumwood moldings. The building's new owners restored the office space in the front grade level and second floors of the building and renovated the lower garden level and high-bay warehouse spaces in the back portion for additional office and storage space.



The renovation of the nearly 4,000 square foot LEED Platinum building, completed in March 2010, enables the repurposed building to use 60 percent less energy than a typical office building, 45% less water than the expected baseline, uses a typical market rate of \$125 per gross square foot, has zero storm water discharge, and provides a native landscape habitat for a wide variety of birds and insects.

The building serves as an incubator space for green technologies, including a 6-kilowatt photovoltaic solar power array that provides 20% of the building's maximum electricity needs. In the sunniest months, the photovoltaic system creates a surplus of electricity that can be sold back to the utility. Windows were designed to optimize natural ventilation, provide great daylighting, and to minimize heat gain and thermal heat/cooling loss. Lighting fixtures were designed in concert with window sizing and placement to optimize efficiency. A high-efficiency geothermal heat exchange system has been used to achieve effective energy savings. And following completion of construction, a garden was added in a neighboring parcel to grow produce for the occupants of the building to share with the immediate neighbors.

LEED Facts

Catalyst Partners

Location.....Grand Rapids, MI
Rating System.....LEED-NC v2.2
Certification Achieved.....Platinum
Points Achieved.....66/69

Sustainable Sites.....13/14
Water Efficiency.....4/5
Energy and Atmosphere.....17/17
Materials and Resources.....12/13
Indoor Environmental Quality.....15/15
Innovation and Design.....5/5

PROJECT METRICS

- 45%** reduction in estimated indoor water use compared to an EPA 1992 baseline
- 20%** of the energy produced onsite through the use of a solar array on the roof
- 32%** of newly installed materials have been manufactured within 500 miles of the project site
- 77%** of work spaces are naturally day lit and 99.8% of spaces have outdoor views
- 88%** Reduction in site storm water runoff and no portable water used for landscape irrigation
- 99%** of the project's adhesive, sealants, paints, coatings and flooring systems are low-emitting