

## PROJECT PROFILE

### Mennonite Church Office Building Elkhart, Ind.



## PROJECT DETAILS

Project Type: Low-rise office building  
Size: 39,000 square feet  
Completed: Winter 2011

Architect: The Troyer Group  
General Contractor: DJ Construction  
Masonry Supplier: Old Fort Building Supply

## PROJECT SUMMARY

For Mennonite Church USA, the desire to build its new office complex to LEED-Gold was deeply ingrained in the organization's culture and history. "We have always been conscious of the environment, to honor it and live within it without making a larger footprint than we need to," explains Cal Zehr, project manager for the building sited on the campus of the Associated Mennonite Biblical Seminary in Elkhart, Ind.

The project considered the holistic nature of sustainability, from direct impact on the environment to the health of building inhabitants. Natural light is abundant: Skylights flood the ground floor with daylight; large windows and lush landscaping brighten the basement level. Low-VOC paints and high rates of air exchange ensure healthy indoor air quality. Among the building's other green features are a highly efficient HVAC system; compact fluorescent lights with motion sensors; and interior trim made with native, local hardwoods such as beech, butternut, and maple. One hundred percent of rainwater remains on site, and 90% of construction waste was diverted from landfills.

CalStar's innovative bricks were the perfect choice for a project devoted to sustainability. CalStar bricks incorporate 40% recycled content and avoid the energy-intensive kiln firing required for clay, thereby reducing carbon emissions by 85% and using 85% less energy during manufacturing, as compared with conventional clay bricks.

CalStar's autumn modular bricks bid at 10% to 15% less than traditional masonry, thus benefiting the project's budget in addition to the its sustainability goals. In fact, Zehr found that the overall expense of building the project to LEED standards was minimal: While initial costs, including documentation and paperwork, were 5% to 10% higher, the organization expects to break even within five years, thanks to higher efficiencies, increased productivity, and lower maintenance costs.

### Environmental Metrics (40,375 bricks)

CO<sub>2</sub> emissions prevented: 16 tons  
Energy saved: 202 million BTU  
Landfill diverted: 32 tons

To arrange an interview on the Mennonite office building project  
and/or CalStar Products, contact:  
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