

3054 LAKE LANSING ROAD



PROFILE

SOCIETY OF ENVIRONMENTALLY RESPONSIBLE FACILITIES

LOCATION: 3054 Lake Lansing Rd.,
East Lansing, Michigan

OWNER: Wolverine Development Corporation

Wolverine Development Corporation owns and manages its portfolio of prime freestanding commercial properties throughout Michigan with a strong sense of stewardship of the environment. Founded in 1924, Wolverine is in its third generation of ownership and management by the Maguire family.

Wolverine is demonstrating their commitment to ***Practical Environmental Stewardship***[™] by investing in *green makeovers* of its buildings as business tenants' rollover. 3054 Lake Lansing Road in East Lansing is the latest example of such a green makeover project. Originally built as a 7-11 convenience store, this 30-year old structure has served a variety of purposes, including regional headquarters for *ADT Security*, a tack shop (for equestrian supplies) and, most recently, as a retail outlet for *Benjamin Moore* paints.

The decision to reuse the existing structure rather than demolish and build anew is consistent with

Wolverines founding principles. As Wolverine Development Chairman Bruce Maguire explains, "Our specialty is buying existing structures, often vacant, and investing in building and site improvements. We hold these sites for a long time--some have spanned all 3 generations of our family business. So many of our properties do not qualify for sustainable certifications like SERF in their present state."



To meet SERF certification criteria, important steps and protections were added to ensure that the building was renovated in the most environmentally responsible way possible. As Maguire explained, "3054 Lake Lansing is a great example of a complete green makeover we are applying to a vacant property. We see it as perhaps the most sustainable path of



all--reusing an existing structure while installing new systems and reclaiming control of the building envelope to conserve energy.”

By reusing the property, Wolverine Development prevented the negative environmental impact of the demolition and completely new construction of a new building. They saved on material consumption by using the elements of the older structure,



minimized the community’s carbon footprint by renovating in a semi-urban already urban area and built on a previously developed site, which causes minimal disruption to the surrounding environment.

The makeover of the building was also uniquely characterized by the commitment of Wolverine Development to maximize the reuse of discarded, recyclable materials. Wolverine’s contractor *Kincaid Henry* of Lansing, a firm which specializes



in sustainable projects, installed three separate receptacles--one each for cardboard, metals and masonry/concrete--used for construction waste which was sorted and segregated by their demolition crew.

A structurally insulated panel system was added to the building, to reduce its heating and cooling demand. Bike racks were installed to encourage green and healthful transportation.

The front of the structure was also renovated with multiple uses in mind. The panels that comprise the doors and windows are also arranged so that



SOCIETY OF ENVIRONMENTALLY RESPONSIBLE FACILITIES 3054 LAKE LANSING RD.

it would be easy to change the storefront from one suite to two, or even three. The window and door panel units are all the same size ensuring that the building can accommodate future reconfigurations with minimal demolition and waste.

Once the building's space configuration is determined, it will be installed with high performance heating and cooling systems equipped with sealed and insulated distribution ducts to prevent



energy losses to unconditioned spaces. The systems will be sized to exact requirements to prevent over capacity as well as to increase efficiency. The efficient systems coupled with the high performance thermal envelope will substantially reduce energy consumption.

Wolverine Development's ongoing culture of reuse, as exemplified in 3054 Lake Lansing Road, demonstrates that adopting SERF's mission of ***Practical Environmental Stewardship***[™] is not only good for the environment and community—it's good business.

**For Additional Information Contact:
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SERF makes environmental certification affordable and more accessible to building owners, managers and developers. SERF leverages its certification program to advance the concept of *Practical Environmental Stewardship*.™

SERF affirms that with private property rights come *responsibilities* – not least of which are the responsibilities to construct, rehabilitate, and operate our homes and facilities, enhance our communities and minimize environmental impact.

SERF recognizes that protection of our environment is the duty of every steward of the land, and such stewards who act accordingly should be recognized and encouraged.

SERF holds that honest cost-benefit analysis should be applied to building improvements and systems intended to help the environment. To endure, sustainability must be affordable.

SERF is an inclusive organization which provides live and online forums for members to share methods to cost-effectively meet our goals.

SERF builds future generations of environmentally responsible property owners. Our examples and support can teach and endow future generations to live in harmony with our planet and to conserve its precious resources.

SERF *Catch the wave ~ get certified!*



PRACTICAL ENVIRONMENTAL STEWARDSHIP



SERFgreen.org