



2012

Summary of Wight & Company  
Sustainability Practice





**Bolingbrook Park District** Hidden Oaks Nature Center  
Bolingbrook, IL | LEED Platinum





**Glenview Park District** Evelyn Pease Tyner Interpretive Center  
Glenview, IL | LEED Platinum





**Citigroup** Citiplan Chicago, Phase 1  
Chicago, IL | LEED CI Gold





**Elmhurst College** West Hall  
Elmhurst, IL | LEED Gold





**Naperville CUSD 203 Ann Reid Early Childhood Center**

Naperville, IL | LEED Silver

*First LEED Silver new public Early Childhood Center in the US*





**United States Department of the Navy** Bachelor Enlisted Quarters

Great Lakes Naval Base, IL | LEED Certified

*LEED Pilot Project in the USGBC Sustainable Showcase; first certified building in Illinois and one of the first in the US*





**Wight & Company** Office Building  
Darien, IL | LEED Certified





**Valley View CUSD 365U** Bolingbrook High School  
Bolingbrook, IL | LEED Certified  
*First LEED Certified school in Illinois; fourth high school in the nation*





2012

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# Summary of Wight Sustainability Practice Wight & Company

## Table of Contents

Page 1	Portfolio of Wight & Company LEED Projects
Page 2	Wight Sustainability Standard 2012 AIA 2030 Commitment Letter
Page 3	Excerpt from the Sustainable Performance Institute Organizational Certification Program Certification Report Page 19 - Leadership, Strategy and Policy
Page 4	Excerpt from the Sustainable Performance Institute Organizational Certification Program Certification Report Page 20 - Leadership, Strategy and Policy [con'd]
Page 5	Excerpt from the Sustainable Performance Institute Organizational Certification Program Certification Report Page 28 - Conclusion and Certification Award
Page 6	USGBC-IL Chapter/CNT Study Participant
Page 7	Page from Wight & Company internal newsletter Wight On Wight
Page 8	Wight & Company   Darien Corporate Headquarters

**LEED PORTFOLIO**



**Bolingbrook Park District**  
Hidden Oaks Nature Center  
Bolingbrook, IL  
LEED Platinum

**Glenview Park District**  
Evelyn Pease Tyner  
Interpretive Center  
Glenview, IL  
LEED Platinum

**Waste Management**  
Bluff City Transfer Station  
Elgin, IL  
LEED Gold

**Waste Management**  
Tazewell Transfer Station  
East Peoria, IL  
LEED Gold

**Waste Management**  
Virginia Road Transfer Facility  
Crystal Lake, IL  
LEED Gold

**United States Department of the Navy**  
Atlantic Fleet Drill Hall  
Great Lakes, IL  
LEED Gold

**City of Chicago**  
Public Building Commission  
9th District Police Station  
Chicago, IL  
LEED Gold

**City of Chicago**  
Public Building Commission  
23rd District Police Station  
Chicago, IL  
LEED Gold

**Elmhurst College**  
West Hall  
Elmhurst, IL  
LEED Gold

**Citigroup**  
Citiplan Chicago, Phase 1  
Chicago, IL  
LEED CI Gold

**Citigroup**  
Citiplan Chicago, Phase 2  
Chicago, IL  
LEED CI Gold

**Smith Barney**  
Citiplan Chicago, Phase 3  
Chicago, IL  
LEED CI Gold

**Citigroup**  
Citiplan Chicago, Phase 4  
Chicago, IL  
LEED CI Gold

**Naperville CUSD 203**  
Ann Reid Early Childhood Center  
LEED Silver  
*First LEED Silver new public Early Childhood Center in the US*

**Joliet Junior College**  
Automotive Technology Services Expansion  
Joliet, IL  
LEED Silver

**Argonne National Laboratory**  
Central Supply Facility  
Argonne, IL  
LEED Silver

**Abbott Laboratories**  
AP4A  
Abbott Park, IL  
LEED Silver

**United States Department of the Navy**  
Bachelor Enlisted Quarters  
Great Lakes, IL  
LEED Certified  
*LEED Pilot Project in the USGBC Sustainable Showcase - first certified building in Illinois and one of the first in the US*

**Wight & Company**  
Corporate Headquarters  
Darien, IL  
LEED Certified

**Valley View CUSD 365U**  
Bolingbrook High School  
Bolingbrook, IL  
LEED Certified  
*First LEED Certified school in Illinois; fourth high school in the nation*

**City of Chicago**  
West Chicago Avenue Branch Library  
Chicago, IL  
LEED Certified

**Sebesta Blomberg & Associates**  
Chicago Office  
Chicago, IL  
LEED CI Registered

**Dynaprop Development Corporation**  
Eco<sup>18</sup> Mixed-use Development  
Chicago, IL  
LEED Registered

**Wight & Company**  
Chicago Office  
Chicago, IL  
LEED CI Registered

**Lewis University**  
Science Building Expansion  
Romeoville, IL  
LEED Registered

**Other current projects targeting LEED NC Certification**  
College of DuPage MacAninch Arts Center  
College of DuPage Seaton Computing Center  
U.S. Navy Building 8  
ComEd Rockford Training Facility  
Lewis University Sheil Hall  
Elmhurst College Arts Center  
Knoch Knolls Nature Center  
UNO High School

Wight's minimum threshold for sustainability on all projects >

AIA 2030 Commitment Letter >

WIGHT SUSTAINABILITY STANDARD 2012



Architecture/Mechanical

**Sustainable Sites:** Use EnergyStar labeled roofs on all projects  
**Water:** achieve savings 20% better than IPC 2006  
**Energy:**  
 1. Perform energy modeling on all projects  
 2. Achieve 15% more efficient than ASHRAE 90.1-2007  
 3. Lighting Power Density (Interior and Exterior): reduce by 25% over ASHRAE 90.1-2007  
 4. Envelope: R Values-increase walls to R17 & roof to R28 (R13 & R19 ASHRAE min.); Glazing: U Value 0.27-0.29 (U 0.35-0.45 ASHRAE min.)  
 5. Measurement & Verification: work with clients to obtain performance data on water & energy after occupancy  
 6. Achieve daylighting in 50% of all major program spaces  
6A. Perform daylight modeling on all projects.  
**Materials:**  
 1. Develop list of standard products to specify with recycled content  
 2. Use of LEED for Schools thresholds for Low-Emitting Materials

Civil/Site

**Recycled Content:**  
 1. Revise concrete specs so that the use of Fly Ash or Granulated Blast Furnace Slag is not optional, and/or use of recycled concrete & asphalt millings is not optional  
**Heat Island:** Revise flatwork concrete specs to achieve recommended solar reflective index (SRI)  
**Water Usage:** Specify

Construction

**Stormwater Pollution:** Maintain stormwater management control measures  
**Construction Waste:** divert 75% from landfills (monthly reporting)  
**IAQ:**  
 1. Implement, manage & document IAQ during construction  
 2. Use MERV 8 filtration if mechanical system is used during const.  
 3. Explore IAQ before occupancy  
 4. Job site is non-smoking

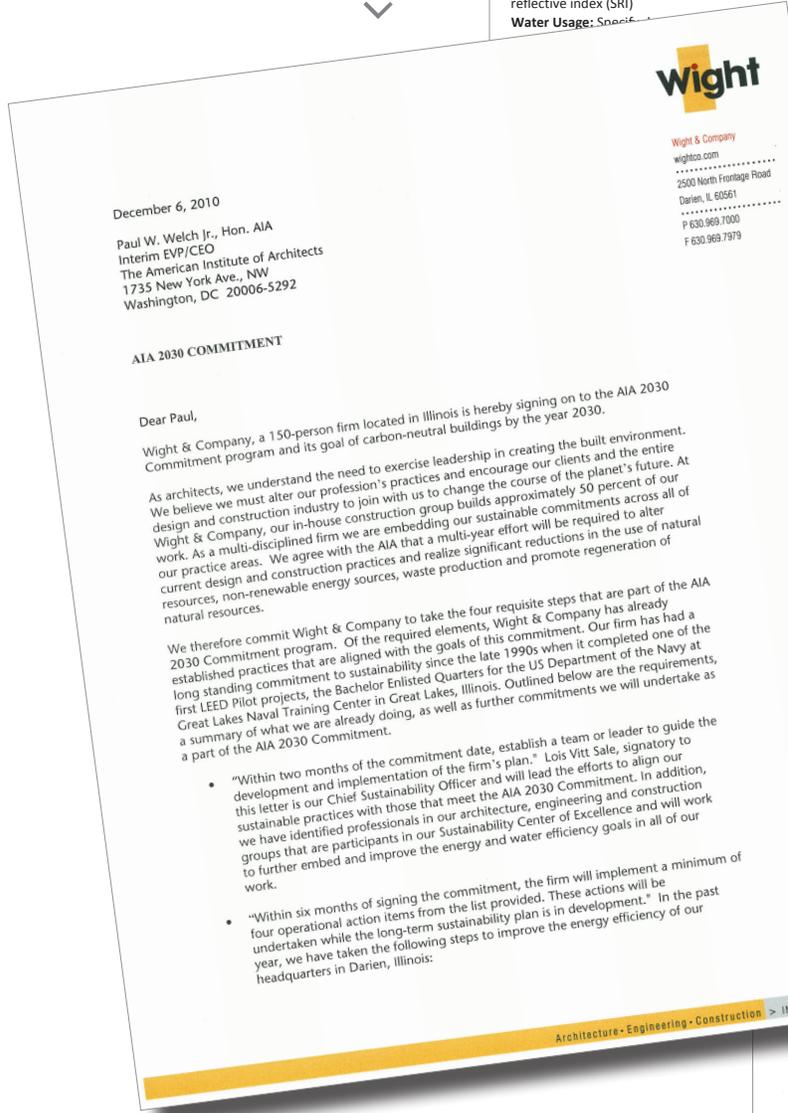
Transportation

**Rating System:** explore which system to use on project  
**Materials:** set goals on projects in lieu of allowing contractors option for use

Stormwater Flood Control:

1. Greenfield Site: capture 1" impervious runoff or limit impervious area to 60% of site  
 2. Redevelopment: capture 1/2" impervious runoff or reduce impervious area by 15%  
 3. Meet local rate requirement, but at a minimum, no increase in runoff rate from predevelopment to post development  
**Stormwater Quality Control & Water Usage:**  
 1. Plant all open drainage areas with native plantings  
 2. Greenfield: Treat 1"-2hr storm runoff from 90% of pollution sources (parking lots, loading areas, roads and sidewalks) using commonly accepted BMP practices  
 3. Redevelopment: Treat 1/2"-2hr. Storm runoff from 90% of pollution sources (parking lots, loading areas, roads & sidewalks) using commonly accepted BMPs

**Stormwater Quality Control & Education:** Install stormwater monitoring & tracking devices. Where appropriate, develop educational opportunities w/schools to engage students in water quality testing



... & design landscaping for no  
 ... inspection & maintenance  
 ... ion control design standards  
 ... nance early in design.  
 ... nance info  
 ... at mix asphalt (HMA)  
 ... efficient systems

1. We are purchasing 100% green power from BlueStar Energy and have a two year power purchase agreement.  
 2. We will complete a retrofit of all of our track lighting (250) from halogen to LED lighting. The last of the lamps are on order and will be installed in the next 30 days.  
 3. We have updated our Employee Manual to make explicit our desire that all workstations are to be turned off at the conclusion of the work day and have changed the way we push updates to allow for this conservation measure.  
 4. We have rebalanced our HVAC system and raised the ambient temperature in our building - a measure that resulted in taking out of service 65 space heaters and reducing our utility bill in one month by 25 percent.  
 "Within one year of signing the commitment, the firm will develop a sustainability action plan that will demonstrate progress toward the AIA's 2030 goals." Our plan is called, "Shades of Green Defined." It outlines our commitment to energy conservation targets, water conservation, stormwater management practices, construction waste diversion goals, and indoor environmental practices to provide healthy interiors for the occupants of the facilities we design and build. This plan will continue to evolve and change as our knowledge continues to grow and technologies evolve to make possible goal of carbon neutral buildings.  
 "Take a summary of our sustainability action plan and annual progress reports available publicly by providing them to the AIA for website posting and distribution." We commit to sharing our information as requested.  
 "Support the critical need for more consistent and more rigorous metrics related to reporting performance. We further commit our firm's assistance to the AIA and others in development of effective metrics and standards for reporting purposes. It is not reporting through the AIA 2030 Commitment program must respect the confidentiality of information about specific clients, projects, and proprietary tools.  
 "In working with you and our professional colleagues to achieve the goals of the commitment.

Sincerely,  
  
 Mark J. Wight  
 Chairman and CEO  
  
 Lois Vitt Sale, AIA  
 Chief Sustainability Officer

Richard A. Carlson, AIA  
 President, Architecture



## Overall Findings

### Leadership, Strategy and Policy

#### 1.0 Leadership, Strategy & Policy

- 1.1 Vision and Goals
- 1.2 Strategy & Imp. Plan
- 1.3 Policy
- 1.4 Leadership
- 1.5 Feedback Loops
- 1.6 Leadership Support
- 1.7 Innovation

It is clear that Wight & Co’s. commitment to sustainability is strong and rooted in genuine leadership. Company culture, identity and purpose is inexorably intertwined with sustainability, which is synonymous with quality and best practices. As clients commented, “sustainability starts in the board room, not the marketing department” and this is evident in the many ways it shows up throughout their management practices, infrastructure, collaborations and ultimately – project performance. The creation, implementation and tracking of an internally driven standard, the Wight Sustainability Standard, is a meaningful example of this.

### Overview of evidence reviewed in support of this category

Wight’s sustainability goals span corporate operations and project delivery. They are tied to initiatives such as 2030 Challenge and independently set, as in the Wight Sustainability Standard (WSS), mandating use of WSS on non-LEED projects, including tracking and measuring performance. Supporting commitments, such as the use of energy modeling on all appropriate projects to enhance decision-making (regardless of client request to do so) illustrates a deep understanding of what it takes to accomplish their goals.

Following is a list summarizing various elements reviewed by SPI as evidence of strong leadership:

**WSS:** creation, implementation and tracking of internally driven sustainability standard, moving from reactive and on-demand services based on client motivation to a position of sustainability as part of best practices.

**2030 commitment:** corporate commitment to achieve clearly defined benchmarks related to carbon

**SPI Certification:** third party evaluation of claims and capabilities

**Employee handbook** – Clearly states Wight’s commitment, vision statement, mission, principles – existence of WSS and implementation of it on all projects across the board. The section, "Inside Wight" identifies a number of key ways to operationalize sustainability in employee activities through operations and continuous learning.

**Surveys:** Employee and External survey strongly reinforced that a clear, shared understanding of leadership priorities exists and is supported by an accountability structure and various mechanisms for education, infrastructure and project management. Survey responses verify perception as well as reality. SCOE and other activities in office show that leadership is supported and nurtured at all levels across depts. This is evident in mentoring and cross-fertilizing activities in the office as well.

**SCOE:** Sustainability Center of Excellence is an innovative way to keep the company on the leading edge of the industry. SCOE is a “lightening rod” for best practices and technologies. This is connected to continuing education as well as innovation and leadership.

**Wight.EDU & Outside Advisory Council:** Wight created, manages and facilitates a group of external advisors from different fields (academic, art, science and industry) to engage in dialogue that will enhance their understanding and practice of sustainability. Wight.edu employs a “vision leader, technical leader and administrative leader” to support their “Learn, Grow, Share” model. The vision leader connects to SCOE and management.

**Website and Marketing materials:** The first place where sustainability is evident. Wight’s marketing materials do not make any false claims and reflect the actual activities and initiatives that Wight engages in related to both corporate commitment and project delivery. Unlike many companies that make false claims, Wight’s website does not do justice to all of the initiatives they have going on.

**Accountability:** Wight has a Director of Sustainability at the VP level, which has been an extremely valuable approach to signal the company’s commitment, and focus efforts to implement a variety of initiatives throughout the company. Initially, much of the quality control and management centers on the Sust. Director’s activities; there is intentional and systemic distribution of accountability and engagement across the organization that will strengthen over time. A strong cultural context and management activities create consistency. This is evidenced across many documents, such as the SIT (situation tracking reports). The Inside Wight memo distributed to all staff identifies key people for all issues: recycling, IT, catering, etc. Wight’s Director of Sustainability is 100% focused on institutionalizing sustainability, attends all management meetings, Wight leadership council meetings and the corporate retreats to ensure integration of sustainability at all levels. She also manages quality control across projects and development of subject matter experts and leadership development for other staff.

**New Employee Orientations** The employee handbook clearly emphasizes sustainability as integral with company values and includes specifics related to office operations as well as projects. There is an orientation checklist for new employees, including a roadmap of who to meet with over time, at every level from executive to project delivery. Sustainability is a consistent message in all dialogues in this process. “Rotations” give opportunities for staff to get cross-disciplinary experience (i.e., architects spending time with construction cost estimators, etc)

**Corporate retreat** The annual retreat, which includes specific focus on sustainability on the agenda, is a time when progress is presented and new initiatives are launched.

#### **Innovation:**

Many activities that Wight engages in are examples of leading-edge practice – and not yet common in the industry. However, there are also some activities which are even above-and-beyond best practices in the industry such as Wight’s outside advisory council, WSS and its related tracking, Center of Excellence and 2030 Commitment (still considered innovation).

#### **Comments and areas to track for future**

- Clarify explicit organizational SMART goals
- Reduce reliance on Dir. Sustainability to be the QC vehicle and education; enhance KM and activities to become a learning organization.
- Document the effectiveness of new initiatives like EDU, tracking WSS

### **Conclusion and Certification Award**

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Wight and Company has demonstrated strong sustainability principles and practice throughout the organization. We feel confident that there is ample evidence of Wight's success institutionalizing sustainability in their systems, processes and methodologies and we are pleased to award SPI Certified status to both the Darien and Chicago offices. We look forward to revisiting the company's progress in the areas noted over the coming 3 years and to seeing what new goals and programs are put in place.



USGBC-IL Chapter/CNT Study Participant >

**Project Name:** Wight & Co Headquarters  
**Address:** 2500 N Frontage Road, Darien, IL 60561  
**LEED system, version and certification date:** LEED-New Construction, Version 2.1, awarded June 2006  
**LEED level and points earned:** Certified, points 26  
**Date completed:** August 2004  
**Project size and current occupancy:** 35,000 sq ft; 119 occupants; 125 computers  
**Project use:** Office

**Casestudy text** (approx. 500 words) [Actual = 628]

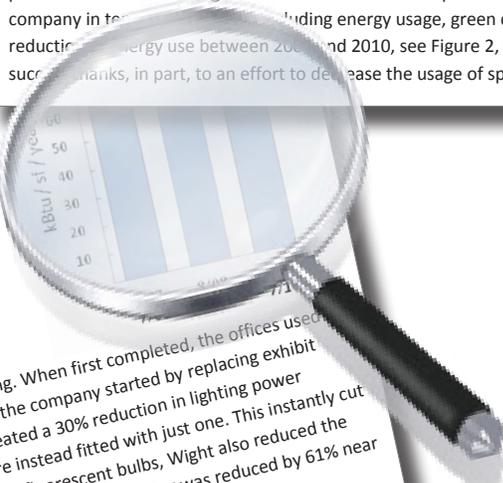
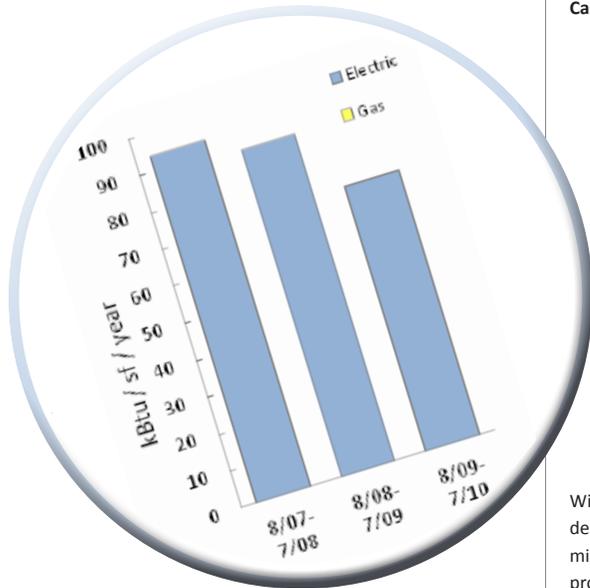


Figure 1: Wight & Co Headquarters

Wight & Company is a full service architecture, engineering and construction firm where sustainable design is an integral part of the firm. The company headquarters, located on a six acre site about 25 miles southwest of Chicago incorporates many of the same sustainable practices used for their client's projects and earned LEED, NC v2.1 certification in 2006.

During design and construction the team focused on sustainable site design, high levels of daylighting, low impact construction, and water conservation. The campus features several acres of restored native prairie, rain gardens, bioswales and a rooftop garden and the open floor layout provides abundant natural light for 95% of regularly occupied works spaces. Though they elected not to pursue any Energy & Atmosphere credits, Wight & Co. has recently embraced the notion that a sustainable project needs to focus on continued learning and energy efficiency through the life of the building.

*InsideWight* is a sustainability initiative within the company that continues to measure and report performance while making room for innovation and improvement. Participants work to improve the company in terms of energy usage, green cleaning, and paper management. A 24% reduction in energy use between 2009 and 2010, see Figure 2, suggests the group is having some success thanks, in part, to an effort to decrease the usage of space heaters.



Finding a comfortable ambient temperature proved to be challenging in the early days of occupying the building. The exterior envelope is insulated precast with a high percentage of glass, which is wonderful for daylighting but left many occupants feeling cold and relying on space heaters (at an average of 1100 watts each) to regulate comfort. A campaign asking employees to limit space heater use decreased their prevalence from more than 100 to 62 space heaters. In hopes of further reducing space heater use the ambient temperature in the building was raised. This action not only reduced the number of space heaters to 30 but also resulted in an immediate 25% decrease in the next month's energy bill.

The success of the space heater campaign prompted *InsideWight* to take aim at the energy being used for lighting. When first completed, the offices used a mix of fluorescent and halogen lamps but in January 2011 the company started by replacing exhibit lighting (halogen) with LED lights in 250 locations. This created a 30% reduction in lighting power density. Fluorescent fixtures that can hold two tubes were instead fitted with just one. This instantly cut the energy used at each fixture in half. When replacing the fluorescent bulbs, Wight also reduced the wattage in all fixtures, from 32 to 25. The total power consumption by lighting was reduced by 61% near the windows and 15% in the rest of the building.

The EUI improvement at Wight is just beginning. Also starting in January, Wight began installing occupant and occupancy sensors. The occupant sensors turn off peripherals, such as space heaters and task lamps, when the employee is not present. The occupancy sensors turn off the lights in offices and conference rooms when not in use. Wight also plans to switch from an electric heating system to a natural gas system in the next few years. As a result of continuing effort, Wight expects to see a further reduction in EUI in the next year as well as the following few years.



100% green power purchased from BlueStar Energy since 2010

## Wight employees give back during the holiday season

Just in time for the holidays, a group from the Emerging Professionals Forum took some time out of their busy schedules to give back to those a little less fortunate. **Pablo Aquino, Chris Arjona, Laura Bresnahan, Brian Droste, Samantha Lopez, Stephanie Sharkey, Laura Slivka, Andreas Symeonides, and Marisa Zambuto** visited the charity organization "Feed My Starving Children" in Aurora and spent a couple hours volunteering their time to package boxes of food that will be sent all over the world. During the two hour session, the entire group of volunteers packaged 98 boxes of food, enough to keep 98 children from going hungry for an entire seven months! A charitable donation was also made by Wight & Company to help cover the costs associated with buying and shipping the food. Nicely done everyone!



Chris Arjona rocks that hair net!!



Brian Droste tends to the rice bins.



Laura Bresnahan helps measure out food.



Pablo Aquino tapes off one of the many boxes that were packaged during the two hour session.



Andreas Symeonides keeps up the pace.

Also in keeping with the "giving" season, Wight & Company employees donated food, personal items, and monetary contributions to the West Suburban Community Pantry. Items were collected over the last couple of weeks in **Julian Del Real's** area. We received over \$300 toward our effort and one box of food.

**Cheryl Jones** helped spearhead the effort during this time of giving. A huge thank you to everyone who donated this year.



Bob Tessiatore assists in "testing" out a bridge design.



This bridge design takes the weight.



Is Kathy Prock helping build a bridge or "engineering" one of her own?

## Boy Scout Troop 579 visits Wight for an evening

On November 11th, Cub Scout Troop 579 visited our Darien office. The troop has a very strong interest in 'green' and had spent the afternoon at Hidden Oaks Nature Center two weeks before their visit to our office! While they were here, they learned more about being 'green' and about the meaning of sustainability from **Lois Vitt Sale**. They also learned about what the architects do from our own Eagle Scout **Brian Droste**. **Scott Richards** talked to the troop about construction and safety and then they ended their day working with **Bob Tessiatore** building stick bridge structures that would withstand different weights!

Thank you to **Lois, Brian, Scott** and **Bob** who made the Cub Scouts visit a very memorable one!

Wight & Company - Darien Corporate Headquarters  
LEED Certified version 2.0 | Completed in 2004

Wight headquarters building is a collaborative effort of all the Wight disciplines - designed by its architects and engineers, built by its construction team. The two-story building on the six acre property features a variety of sustainable site and building design elements.

Tall grass prairie restoration project



Green roof



LED parking lot lighting retrofit  
planned for spring 2012



Daylighting rain water discharge