

# PROJECT PROFILE



## WYNDHAM WORLDWIDE HEADQUARTERS PARSIPPANY, NEW JERSEY

16% energy savings - lighting

18% energy savings - HVAC

74% Energy Star Equipment & Appliances

25% less water use

88% of construction waste diverted from the landfill

### LEED® Facts

Wyndham Worldwide Inc.  
Headquarters  
Parsippany, New Jersey

LEED Commercial Interiors  
Certification awarded January 8, 2010

**Silver** 27\*

Sustainable Sites 2/7

Water Efficiency 1/2

Energy & Atmosphere 5/14

Materials & Resources 6/14

Indoor Environmental Quality 9/17

Innovation & Design 4/5

\*Out of a possible 59 points

## WYNDHAM WORLDWIDE HEADQUARTERS - PARSIPPANY, NEW JERSEY

# Challenge Convention: Change the World

## Wyndham Worldwide Inc.'s Headquarters Earns Silver Certification

### PROJECT BACKGROUND

Wyndham Worldwide, the global leader in leisure and business travel accommodations, recently moved into its new 250,000 square foot corporate headquarters with a flexible, high-performance work environment that promotes a collaborative spirit of information sharing among its business units. Consolidating its real estate into a new building provided Wyndham with an opportunity to express their brand image through a new warm and welcoming environment. It also brought Wyndham's environmental responsibility activities home to the headquarters. From the outset the vision included a sustainable focus and desire to educate its colleagues on environmental responsibility.

### PROJECT CHALLENGES/SOLUTIONS

In order to certify the building as LEED CI Certified, there was a perceived increase to the original overall budget by 14% due to:

- increase in soft costs for MEP engineering and hard costs for upgraded mechanical equipment
- line items for Commissioning, Energy Modeling and LEED Consulting fees not included in the original budget

The Project Management firm initiated a pre-qualified and experienced team of consultants to collaborate with the existing design team to analyze the perceived increase in budget and establish a protocol for integrated design decisions. The team found that the MEP baseline design criteria and baseline mechanical equipment already met ASHRAE 90.1 2004 so there would be no increase in either soft or hard costs.

As a best practice, Commissioning a building, whether the building will be LEED Certified or not, would reduce change orders and risks of integrated system failure. Energy Modeling, another best practice when used as a design tool, allowed the team to plug and play different scenarios for performance and budget criteria. It also helped confirm performance benchmarks were being met within the established budget. An experienced LEED Coordinator proved to be a valuable resource to streamline the process, clarify that no learning curves were charged to the project, and filled in appropriate gaps for pre-qualified team members.

In the end, the Project received LEED CI SILVER for 5% under budget.

### LEED STRATEGIES & RESULTS

- Water-efficient plumbing fixtures - 25% less water used
- Construction waste management - 88% diverted from landfill
- Energy performance exceeding ASHRAE requirements - 16% energy savings lighting, 17% energy savings HVAC, 74% Energy Star equipment and appliances
- Recycled content in suspended ceilings, carpet, metal studs, sheet rock, furniture case good, seating, particle board, wood doors
- Low-emitting materials such as paints, sealants, carpets, and composite wood, system furniture and seating
- Third party Commissioning of critical building systems
- On-site storage and collection of Recyclables
- Greenguard furniture specified throughout the Facility
- Lease terms 15 years
- Irrigation system controls
- Regional materials including furniture case goods, carpet, metal studs, paint, gyp. ceiling tiles
- 100% Greenpower alternative fuel source
- Educational tours
- Site amenities reduce overall carbon footprint

### ABOUT WYNDHAM WORLDWIDE

Wyndham Worldwide has become one of the world's largest hospitality companies making it possible for travelers to enjoy business trips and vacations of all kinds, all around the planet. Along with this honor comes a responsibility to care for that planet and the environment upon which we all depend. Our commitment to foster a beneficial relationship between tourism and the environment is embodied in our WyndhamGreen program. To learn more about WyndhamGreen program visit [www.wyndham-green.com](http://www.wyndham-green.com).

"This certification re-affirms our position as leaders in sustainability and is reflective of our continued WyndhamGreen initiatives."

Stephen P. Holmes  
Chairman and Chief Executive Officer



Wyndham Project Manager: Frank Campana  
 Owner's Representative: The Walsh Company  
 Landlord: Mack-Cali  
 Interior Architect/Designer: Gensler  
 General Contractor: Gale Company  
 MEP Engineer: AMA Engineers  
 LEED Consultant: Chrisner Group  
 Commissioning Agent: ENERActive Solutions  
 Energy Modeling: M&E Engineers  
 Lighting Design: LDC  
 IT/Telecom Consultant: TM Technology Partners  
 Furniture Dealers: OFP and EvensonBest

Project Size: 250,000 sf  
 Number of Floors: 3  
 Date of Completion: February 2009

Photograph Courtesy of: Gensler and David Joseph Photography

### ABOUT USGBC NJ

The mission of the NJ Chapter is to be New Jersey's foremost coalition in the public and private sectors promoting the planning, design, construction, and operation/maintenance of buildings that are environmentally responsible, cost effective, productive, and healthy places to live, learn and work.



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