

# LEED PROJECT PROFILE



## ENTERPRISE FLEET MANAGEMENT MAPLEWOOD, MO

**50%** water use reduction

**85%** furniture and furnishings  
reused

**63%** construction waste diverted  
from landfill

### LEED® Facts

Enterprise Fleet Management  
Maplewood, MO

LEED for Commercial Interiors Pilot  
Certification awarded May 5, 2005

**Silver 27\***

Sustainable Sites 2/7

Water Efficiency 2/2

Energy & Atmosphere 7/14

Materials & Resources 5/14

Indoor Environmental Quality 7/15

Innovation & Design 4/5

*\*Out of a possible 57 points*

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.

## ENTERPRISE FLEET MANAGEMENT

### A Sustainable Initiative, Creates A Road to the Future

#### PROJECT BACKGROUND

Enterprise Fleet Management, a full –service fleet management business for companies with mid-size fleets, is a division of Enterprise Holding. The 30,000 square foot project site was originally a warehouse and manufacturing location housed in a mixed-use facility that incorporated office and industrial businesses. Enterprise Fleet Management sought to participate in the LEED CI pilot program to incorporate and support sustainable building practices for the company. The owner of the property, Sunnen Product Company, was supportive of the sustainable transformation into a corporate environment

#### STRATEGIES AND RESULTS

Enterprise Fleet Management’s primary focus for this project was to create a good working environment for the employees while being good stewards to the community and the environment. “The LEED CI pilot program offered a way to track our ability to reach these goals,” said Christine Ramsdell, Enterprise Holding’s Manager of Space Planning & Design. “The original objective was to achieve basic certification, but we quickly discovered that with a little more research and cooperation, a silver rating was accessible without increasing cost.”

LEED CI was a new concept to the entire team on this project. Everyone involved was eager to learn more about this innovative direction. Some were skeptical because it was a new way to approach construction. For example, the additional steps it took to win the plumbing variance for the water-free urinals through the city were extraordinary, but worth the time involved. For most, the results were better than anticipated.

Enterprise learned that most of the sustainable practices recommended by LEED can be implemented in every project. Enterprise now requires many of the same sustainable practices learned from this project to be implemented on future construction projects. Water reduction, energy efficiency, use of low or no-VOC materials and waste diversions are essential, no cost decisions that are easy to build into all processes. Ramsdell said “Being sustainable is not difficult, it just takes a commitment to doing the right thing and addressing those areas of the world we touch with our business.

#### ABOUT ENTERPRISE FLEET MANAGEMENT

A full-service fleet management business for companies with mid-size fleets, Enterprise Fleet Management supplies most makes and models of cars, light- and medium-duty trucks and service vehicles across the United States. Enterprise Fleet Management is owned by the Taylor Family of St. Louis, who also own and operate Enterprise Holdings the most comprehensive service provider in the car rental industry, operating Alamo Rent A Car and National Car Rental, as well as its flagship Enterprise Rent-A-Car brand. Its worldwide network includes more than 7,700 neighborhood and airport car rental locations, with 6,000 offices located within 15 miles of 90 percent of the U.S. population.

With 58 fully-staffed offices nationwide, Enterprise Fleet Management has been recognized with the Automotive Service Excellence (ASE) “Blue Seal of Excellence” award for 13 consecutive years, an industry record. In addition to winning the 2009 American Business Award for Environmental Responsibility Program of the Year, Enterprise Fleet Management supports a comprehensive set of environmental initiatives that includes helping customers purchase verifiable greenhouse gas emission offsets by pledging to match a portion of each customer’s greenhouse gas offset purchases up to a total match of \$1 million.

“We wanted to provide a positive working environment. Our employees spend a lot of time in this building and we wanted to make sure they understood that we truly care about them and want them to feel good about working here.”

Bob Schurwan, Ph.D.,  
Vice President of Enterprise Fleet Management



**Architect:** Christner Inc.  
**Commissioning Agent:** Heideman Associates  
**Contractor:** Landco Construction  
**Developer:** Sunnen Product Company & Cozad Group  
**Electrical Engineer:** American Electric & Data  
**Interior Designer:** Christner Inc.  
**LEED/Sustainability Consultant:** Christner Inc.  
**Mechanical Engineer:** C & R Mechanical  
**Owner (Tenant):** Enterprise Fleet Management  
**Plumbing Engineer:** Wachter Plumbing  
**Project Size:** 30,000 sq. ft.

**Photographs Courtesy of:** Christine Ramsdell

#### About USGBC-Missouri Gateway Chapter

USGBC is the nation’s foremost coalition of leaders from across the building industry. Missouri Gateway Chapter members represent all segments of the building industry and work together to promote buildings that are environmentally responsible, profitable, and healthy places to live and work.



Missouri  
Gateway  
CHAPTER

usgbc-  
mogateway.org  
314-577-0854