

Case Study

Enterprise Rent-A-Car Fleet Operations



"With our strong focus on cost, flexibility and responsible environmental design, Professional Office Environments and Haworth Architectural Interiors were a logical choice."



p 314.621.0606
f 314.621.0746
lborn@poe-inc.com

www.poe-inc.com

Professional Office Environments, Inc.
2270 Ball Drive
St. Louis, MO 63146-8602

ISSUES

Through tremendous leadership and the entrepreneurial spirit of their employees, Enterprise Rent-A-Car has built the largest rental car company in North America. Rapid growth required the Fleet Services Division to add 30,000 sq ft of employee workspace.

Enterprise Real Estate team members David Bertorelli and Christine Ramsdell were challenged with converting an aging vacant warehouse on Hanley Road into first-class office space. They envisioned a functional, technologically advanced workplace built with design elements that were modular, reusable and environmentally responsible. A goal of sustainable design within a stringent budget was established. Teamwork and cost efficiency were critical to the project's success.

"With our strong focus on cost, flexibility and responsible environmental design, Professional Office Environments and Haworth Architectural Interiors were a logical choice," said Christine Ramsdell, Enterprise Project Manager.

APPROACH

Enterprise assembled a dedicated project team that could provide expertise in modular interior construction and environmental design. Christine Ramsdell selected Rich Sacchettini (POE), Randy McLaren (Landco Construction), and Daniel Jay (Christner Architects).

"The decision to pursue LEED was a natural one," states Dan Jay. "Enterprise has a specific mission to give back to their communities and remains on the front line of office space planning and technologies. The selected strategies supported the use of demountable, reusable construction elements, and underfloor displacement ventilation for an effective adaptation of the former warehouse space."

The adaptability of the modular wall product, raised floor, and indirect lighting systems rapidly transformed the old warehouse into a state-of-the-art work environment. These design elements enable rapid reconfiguration to easily accommodate change and growth.

The raised platform provides under-floor ventilation and a plenum for "plug and play" electrical, voice and data systems, assuring energy efficiency and flexibility. Additional efficiencies were achieved through a carefully planned daylight harvesting system. Occupant comfort was enhanced through the use of exclusively low-VOC adhesives and materials, individual airflow controls, and high-efficiency workspace lighting.

"Previous Enterprise projects had established the cost basis for utilizing modular construction versus conventional," said Randy McLaren of Landco Construction. "Fleet Operations served as a 'benchmark' further confirming the cost-effectiveness and time-saving benefits of this approach to construction for an ever-changing client."

Construction was accelerated by using the pre-manufactured modular construction elements. Once the warm shell was complete, the interior construction components were installed quickly and easily.

RESULTS

Post-occupancy evaluations clearly indicated a high level of employee satisfaction. Enterprise now enjoys the financial benefits of a facility where annual operating and energy expenses are lower than a conventional build-out.

In addition, Fleet Services Division achieved Silver certification from the U.S. Green Building Council's LEED-CI (Leadership in Energy & Environmental Design-Commercial Interiors) rating system. This certification reflects Enterprise's steadfast commitment to its employees and to sustainable design practices. The use of modular construction supported both goals by providing a dynamic, flexible work environment that generated little, if any, construction waste.

"Modular design techniques are a perfect fit with our goal to build in a more environmentally responsible fashion while being cost-competitive and maintaining our sharp focus on employee satisfaction," said David Bertorelli, Planning & Design Director.

