

## NAIOP Chicago 35<sup>th</sup> Annual Awards for Excellence Finalists Industrial Build-to-Suit Development of the Year

- a. Project Heartland/P&G
  - i. Developer: Procter & Gamble
  - ii. Square Footage: 1,341,000

Located in Morris, Illinois, roughly 60 miles southwest of Chicago, Project Heartland is one of the largest distribution centers in the region. Alston Construction collaborated with Procter & Gamble on the new 1.3 million SF facility.

Environmental Sustainability is one of the key pillars to Procter & Gamble's business. This includes where their employees work. Their goals cover the lifecycle emissions of their products and operations. Accordingly, Project Heartland is LEED v4 BD+C WDC registered and LEED Silver Certified. The site was a former agricultural and farmland site that was to be converted into a large industrial development. The Alston Construction design-build team worked to keep the site balanced, meaning no import or exports for any dirt required for the building pad. The site is also over 30% "untouched" for future agricultural use and to protect and restore habitats nearby. Other sustainable features include energy saving irrigation and water consumption, total building energy consumption metering, dedicated recyclable storage areas, and reserved green vehicle parking spaces. The building also has WiFi/remote linked lighting to allow more local control to turn off lighting verses the traditional occupancy sensor controls. In fact, the building is receiving a rebate from the local utility company for its energy efficiency. Alston Construction delivered the project on time and under budget.

