



GREEN BUILDING TOURS

August 19, 2011



1001 McKinney Building Houston, Texas

- 50% Green Power
- 92% Sustainable Purchasing – Furniture & Furnishings
- 38% More Energy Efficient than the National Average
- 215% Sustainable Purchasing Program

LEED® Facts

1001 McKinney Building
Houston, TX

LEED® for Existing Buildings
Operations & Maintenance
Certification Awarded August 1, 2011

Gold 53*

Sustainable Sites 4/12

Water Efficiency 3/10

Energy & Atmosphere 20/30

Materials & Resources 7/14

Indoor Environmental Quality 12/19

Innovation in Operation 7/7

*Out of a possible 92 points

PROJECT PROFILE

1001 McKinney Building

Historic Charm ~ Innovative Technology & Sustainability

PROJECT DESCRIPTION

Built in 1947 by Judge James A. Elkins, a leading lawyer and banker, 1001 McKinney was the original home for Mr. Elkins' City National Bank. With the handsome granite, terra cotta, and brick façade the elegant banking hall with its location along Main Street elevated it to the first class status of Houston office buildings.

The architect for 1001 McKinney was Alfred Finn who was Houston's most prominent architect from the 1920s through the 1940s. A local developer, Levcor, bought the Building in the late 1990s and performed a complete renovation including: core upgrades, connection to Entergy's downtown chilled water loop (resulting in the removal of its chillers and cooling tower), complete demolition and rebuilding of tenant spaces, construction of an adjacent parking garage and connection to the downtown tunnel system beneath Main Street.

The Building is designated as a historical landmark and received the BOMA "Building of the Year" award (TOBY) internationally in the historical category for 2005. And, now, 1001 McKinney is the first LEED EB O&M Gold Project in the United States listed on the National Register of Historic Places.

SUSTAINABLE SITES (4/12)

1001 McKinney is located in the heart of downtown Houston along the MetroRail line at the Main Street Square stop. ■ A new high efficiency roof was installed and 100% of the attached parking garage is covered, reducing concrete heat island effects.

WATER EFFICIENCY (3/10)

1001 McKinney has a system of meters and sub-meters on the water-using systems in the building, allowing for effective tracking of water use and detection of leaks within the systems. ■ Shared resources using district cooling provide effective cooling tower water management.

ENERGY & ATMOSPHERE (20/30)

With an ENERGY STAR® score of 88, 1001 McKinney is 38% more efficient than if it were operating at the national average for energy performance. ■ An extensive commissioning process was undertaken to determine what building systems could be operated more efficiently or upgraded to maximize energy efficiency. ■ A building automation system allows 1001 McKinney to efficiently use and track its energy use. ■ 50% Green power renewable energy certificates were purchased, providing for new development of green power equal to the building's usage for two years. ■ 1001 McKinney has implemented an ongoing commissioning program for building systems.

MATERIALS & RESOURCES (7/14)

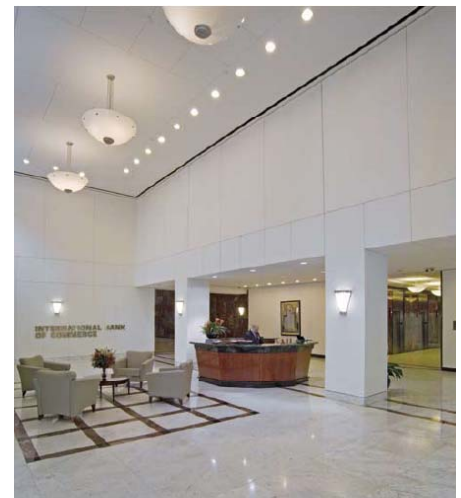
1001 McKinney currently recycles paper, cardboard, aluminum, plastic, glass, light bulbs, batteries, and durable goods such as computers, monitors, copiers, microwaves, furniture, etc. ■ Where possible, 1001 McKinney uses low-mercury content light bulbs. ■ Construction events are monitored at the building to make sure the proper supplies are being purchased, construction waste is being sorted and recycled, and extra steps are taken to ensure that building tenant indoor air quality is not compromised.

INDOOR ENVIRONMENTAL QUALITY (12/19)

A comprehensive green cleaning program is in place at 1001 McKinney, featuring sustainable cleaning chemicals and recycled content paper products, green equipment which reduces particulates and reduces noise pollution, and cleaning policies designed to minimize any negative health effects which may be caused by cleaning or cleaning products. ■ Cleaning effectiveness is tracked regularly to ensure that the policies and products are being used correctly and the cleaning is effective.

INNOVATION IN DESIGN (7/7)

1001 McKinney exceeded LEED requirements for several credits to a degree that extra credit was given for exemplary performance—solid waste management and sustainable purchasing of durable goods, reduced site disturbance, water performance measurement, and reduced mercury in lamps. ■ A LEED cost/benefit analysis was performed to document and quantify all LEED aspects of the project.



Owner: Cameron McKinney, L.L.C.
Management: Cameron Management
General Manager: Joseph Hebert
LEED Consultant: Morris Chen, LEED AP
Engineering & Commissioning: Allan Fuller, LEED AP
Project Size: 24 stories; 372,757 RSF
Project Built: 1947



ABOUT LEED® and ENERGY STAR®

The LEED® Green Building Rating System offered by the U.S. Green Building Council is the national benchmark for the design, construction, and operations of high-performance green buildings.

An ENERGY STAR® qualified facility meets strict energy performance standards set by the EPA and uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than its peers.