



GREEN BUILDING TOURS

July 16, 2010



PROJECT PROFILE

BANK OF AMERICA CENTER
700 LOUISIANA STREET
HOUSTON, TEXAS – 1,517,266 GSF

- 100% Green Power
- 25% Alternative Commuting
- 50% Waste Diversion
- 38% More Energy Efficient than the National Average



LEED® Facts

Bank of America Center
Houston, Texas

LEED® for Existing Buildings; Operations and Maintenance Certification awarded October 29, 2009

Gold 56

Sustainable Sites	5/12
Water Efficiency	3/10
Energy & Atmosphere	23/30
Materials & Resources	6/14
Indoor Environmental Air Quality	12/19
Innovation in Operation	7/7

BANK OF AMERICA CENTER

“When we purchased Bank of America Center, our partner, GE Asset Management, and we committed to investing the capital and doing everything necessary to operate the property in a most environmentally responsible manner. We are thrilled to have received LEED Gold certification and will remain dedicated to the sustainable principles espoused by USGBC”.

Ken Moczulski, CEO, M-M Properties

PROJECT BACKGROUND

In 2008, Bank of America Center set their target for LEED Certification. A modest goal to achieve the basic level of LEED Certified. One year later they found themselves completing the final credits to achieve the certification level of Gold. The Ownership, Property Management and Engineering Teams really rolled up their sleeves, stepped up their effort and pushed forward on this project. The tenants are the real winners. To operate and function within a green building has many advantages.

SUSTAINABLE SITES (5/12)

Bank of America Center implemented an exterior maintenance and outdoor integrated pest management plan which greatly reduced or eliminated the use of chemicals or non-biodegradable detergents, and managed water runoff. ■ 100% of building parking is covered, reducing concrete heat island effects. ■ 25% of all building occupants use an alternative method of commuting to and from work.

WATER EFFICIENCY (3/10)

Bank of America Center 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. ■ Converting to high efficiency water fixtures reduced water consumption by 3 million gallons a year. ■ A chemical treatment plan is utilized in the building HVAC system, which allows for the efficient use of water.

ENERGY & ATMOSPHERE (23/30)

With an ENERGY STAR® score of 88, Bank of America Center 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 Bank of America Center to efficiently use and track its energy use. ■ 100% Green power renewable energy certificates were purchased providing for new development of green power equal to the buildings usage for two years. ■ Carbon emissions were reported by the building to a third party to prove the buildings reductions of green house gasses beyond the national average.

MATERIALS & RESOURCES (6/14)

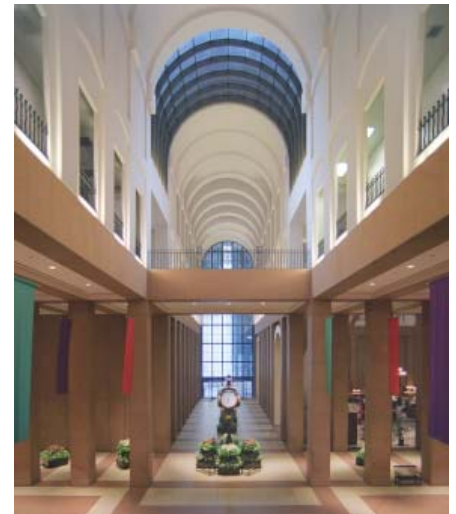
The property currently recycles paper, cardboard, aluminum, plastic, glass, light bulbs, and durable goods such as computers, monitors, copiers, microwaves, furniture, etc. ■ 70% of all waste produced at Bank of America Center was recycled in 2009. ■ Where possible, Bank of America Center uses low-mercury 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 Bank of America Center, featuring sustainable cleaning chemicals and recycled 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 & DESIGN (7/7)

Bank of America Center exceeded LEED requirements for several credits to a degree that extra credit was given for exemplary performance— durable goods recycling, covered parking, solid waste management and sustainable purchasing for building materials of facility alteration. ■ A LEED cost/benefit analysis was performed to document and quantify all LEED aspects of the project.



Owner: **M-M Properties/
General Electric Pension Trust**

Manager: **Hines**

LEED Consultant: **Kirksey**

Engineering & Commissioning: **TMD**

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.

