



GREEN BUILDING TOURS

August 20, 2010

GREATER HOUSTON PARTNERSHIP

Urban Land Institute



LEED® Facts

Clayton Library
Houston, TX

LEED for New Construction
Certification Awarded Feb, 03 2010

Silver 33*

Sustainable Sites 8/14

Water Efficiency 3/5

Energy & Atmosphere 2/17

Materials & Resources 8/13

Indoor Environmental Quality 7/15

Innovation & Design 5/5

*Out of a possible 69 points

Clayton Library

Houston, Texas

LEED for New Construction

95% Waste diverted from landfill

62% Irrigation water savings

100% Electricity from renewable resources

PROJECT PROFILE

CLAYTON LIBRARY

Center for Genealogical Research

The first LEED-NC Silver Certified building for the City of Houston

PROJECT BACKGROUND

The Clayton Library Center for Genealogical Research is located in the heart of Houston's Museum District. The Center consists of a 23,000-square foot library completed in 1988, along with three historic original library buildings built in 1917: the Main House, the Carriage House, and the Guest House. The entire City block was originally developed by Will Clayton, who was a leader in industry and government.

The recent project, which earned LEED-NC Silver in the USBGC Green Building Rating System, included preservation and adaptive reuse of the three original buildings. To enhance the grounds surrounding the Clayton home, careful recreation of the gardens and brick walkways was done to regain the charm of a southern heritage garden. All plant materials chosen for the garden would have been available in Houston in 1917.

The 8,080-square-foot Clayton Home is now used for special collection stacks and reading rooms, with the 2,009 square-foot Guest House hosting a training center on the first floor, and offices on the second floor. The Carriage House has been transformed into a meeting complex with a 100-seat special event venue by adding 1,000 square feet of new space for a total of 1,764 square feet.

SUSTAINABLE SITES (8/14)

Public transportation access is located less than 1/4 miles away, at the Museum District Light rail station as an effort to reduce pollution and its impacts from automobile use. Over 59% of the site has been restored with native or adapted species.

WATER EFFICIENCY (3/5)

A high-efficiency irrigation system reduced potable water consumption by 61.7% and the use of low flow fixtures has reduced potable water use by 43.3%

ENERGY & ATMOSPHERE (2/17)

A commissioning agent was retained during design development through construction to complete fundamental building systems design. The owner has also agreed to a minimum two-year contract with a renewable energy company which is anticipated to be further extended.

MATERIALS & RESOURCES (8/13)

Over 90 percent of the building materials, walls, floors & roof are being reused. Over 50 percent of the construction waste was recycled and 100% of construction waste have been diverted from landfill.

INDOOR ENVIRONMENTAL QUALITY (7/15)

The project developed and implemented a construction IAQ Management Plan that followed the referenced SMACNA Guidelines. Low-emitting materials, adhesives, and sealants were installed to meet requirements. The installed carpet complies with the testing and product requirements of the CRI Green Label Plus Program. The project has been designed to maintain indoor comfort to meet ASHRAE Standards. Direct line of sight views were provided for 100% of all regularly occupied areas.

INNOVATION IN DESIGN (5/5)

Exemplary performance was achieved for Green Power credit EAc6 by providing 100% of the building's electricity from renewable resources. The building management is involved in development and implementation of a green housekeeping program in addition to an education program developed to present the project's sustainable design practices to occupants and visitors to the facility.

"The City of Houston has given energy efficiency and conservation the highest priority in order to reduce cost to citizens and to ensure we meet our energy demands well into the future. Houston has been recognized as a national leader in the green movement. Houston is leading by example when it passed a Mayor's Resolution in 2004 requiring all City owned new buildings and major renovations to be LEED certified."

Issa Z. Dadoush, P.E., MBA
Former Director of General Services Department



Owner: City of Houston ,Houston Public Library

Architect: Glassman Shoemake Maldonado Architects, Inc

Landscape Architect: Asakura Robinson

MEP Engineer: Jones Engineers

Civil Engineer: Brewer & Escalante

Structural Engineer: Matrix

Contractor: Workman Commercial

Project Size: 11,467sf

Total Project Cost: \$ 7,000,000

Photography by Hester

"The Houston Public Library is a leader in green building in Houston, with eight projects recently completed or underway seeking LEED-NC Certification. We are delighted that the Clayton Library Center for Genealogical Research is the first to reach the City's goal of Silver Certification!"

Wendy Heger, AIA
Assistant Director for Planning & Facilities
Houston Public Library