



# GREEN BUILDING TOURS

March 28, 2014



## Julia Ideson Building Houston, Texas

LEED NC Gold

55% Optimized Energy Performance

46% Water Use Reduction

97% Building Reuse

35% Green Power

### LEED® Facts

Julia Ideson Building  
Houston, TX

LEED for New Construction  
Certification awarded May 6, 2013

Gold 39\*

Sustainable Sites 8/14

Water Efficiency 3/5

Energy & Atmosphere 6/17

Materials & Resources 7/13

Indoor Environmental  
Quality 10/15

Innovation & Design 5/5

\*Out of a possible 69 points

# PROJECT PROFILE

## Julia Ideson Building

# City of Houston Historical Landmark achieves NC Gold

### Working Together

The historic building originally designed by Boston architects Cram & Ferguson, in a Spanish Renaissance style, houses the Houston Metropolitan Research Center and the largest collection of Houston's historical documentation and photographs. The two phase project was initiated to provide a new home for the archives and restore the building's original glory. The collaboration effort between the Julia Ideson Library Preservation Partners (JILPP) City of Houston General Services & Public Library Departments, the General Contractor and the Design Team helped to bring the historical jewel back to life in the heart of downtown Houston.

### LEED SOLUTIONS

#### SUSTAINABLE SITES (8/14)

Located in downtown Houston, the project utilizes existing infrastructure, close to the light rail and bus services. ■ Parking incentives for low-emitting and fuel efficient vehicles is provided for 5% or more of tenants.

#### WATER EFFICIENCY (3/5)

■ The installed irrigation systems reduce potable water consumption by 52.2%. ■ Low-water use plumbing fixtures and automatic shut-off faucets are used throughout, reducing water use by more than 45.7% from the baseline case.

#### ENERGY & ATMOSPHERE (6/17)

■ 54.6% Savings between the proposed design and the baseline design for this new project. ■ All historic lighting fixtures were retrofitted to help reduce energy consumption. ■ Energy efficiency measures include high-efficiency unitary cooling equipment and reduced fan power. ■ Green-e accredited Tradable Renewable Certificates were purchased for 35% of predicted annual electrical consumption for two years.

#### MATERIALS & RESOURCES (7/13)

■ 97% of the existing envelope, interior structural wall, floor, and roof elements have been maintained. ■ 16% of total building materials have been manufactured within 500 miles of the project site. ■ 86% of on-site generated construction waste was diverted from landfills.

#### INDOOR ENVIRONMENTAL QUALITY (10/15)

■ Low VOC paints and adhesives were used throughout the project. ■ All carpet is CRI Green Label Plus. ■ All composite wood, agrifiber products, and laminate adhesives used in the building contain no added urea-formaldehyde resins ■ We achieved a 98.23% for views for all regularly occupied spaces.

#### INNOVATION IN DESIGN (5/5)

■ Educational outreach program created by The City of Houston Library Department was created to inform visitors of the projects sustainability features. ■ Gensler's Sustainability Task Force has created and initiated ongoing sustainability seminars and materials for in-house and consultant continuing education. ■ Gensler has 104 LEED APs in the Houston office ■ City of Houston established Green Cleaning policy. ■ Exemplary performance in water use reduction.

### A "ONE-FIRM-FIRM"

Gensler is a Global design, planning and strategic consulting firm, with more than over 4,100 professionals networked across 46 offices on 5 continents. Gensler's Houston office was opened in 1972. Consistently ranked by U.S. and International industry surveys as the leading architecture and interior design firm, Gensler leverages its deep resources and diverse expertise to develop design solutions for industries across the globe. Since 1965, Gensler has collaborated with clients to create environments that enhance organizational performance, achieve measurable business goals, enrich people and communities, and enhance everyday experiences. For its longstanding commitment to sustainable design, Gensler received the Leadership Award from the U.S. Green Building Council in 2005.

"The city needed a place that was truly worthy of the magnificent archives we have assembled. This building now not only preserves them properly, but it also makes them accessible to scholars, researchers and even the average homeowner."

- Annise Parker, Mayor of the City of Houston



**501c3 Not-for -Profit:** Julia Ideson Library Preservation Partnership  
**Owner:** City of Houston – General Service Dept./Houston Public Library  
**Architect:** Gensler  
**General Contractor:** Balfour Beatty  
**MEP Engineer:** Redding Linden Burr  
**Structural Eng.:** Cardno Haynes Whaley  
**Civil Engineer:** Ward, Getz & Associates  
**Landscape Architect:** TBG Partners  
**Lighting :** Bos Lighting Design  
**Commissioning Agent:** AEI Engineering  
**Archive Consultant:** CCS/JHM Partners  
**Project Size:** 80,000 SF  
**Total Project Cost:** \$25.5 million

Photography courtesy of Gensler

### ABOUT LEED

The LEED Green Building Rating System is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S.Green Building Council's Web site at [www.usgbc.org](http://www.usgbc.org) or [www.usgbc.org/texasgulfcoast.org](http://www.usgbc.org/texasgulfcoast.org) to learn more about how you can make LEED work for you.

