



GREEN BUILDING TOURS

October 14, 2011



LEED® Facts

Life Science Plaza
Houston, Texas

LEED® for Core and Shell Certification
awarded January 25, 2010

Gold 35

Sustainable Sites 8/15

Water Efficiency 3/5

Energy & Atmosphere 6/16

Materials & Resources 6/10

Indoor Environmental Air Quality 7/11

Innovation in Operation 5/5

LIFE SCIENCE PLAZA

2130 WEST HOLCOMBE BOULEVARD
HOUSTON, TEXAS – 315,000 GSF

100% Indoor Environmental Quality was Primary Focus of Design & Material Use

100% Green Power Purchased for this Building's Core Operation

86% Construction Waste Diverted from Landfill

39% Savings in Water Use

Life Science Plaza

PROJECT BACKGROUND

In 2006, the development team of Life Science Plaza, Houston's first LEED-Core & Shell "Gold Certified" Medical Office Building, set their target to pursue LEED Certification. A modest goal was created to achieve the LEED certification level of "Certified". Three years later we found ourselves completing the final credits to achieve the certification level of "Gold Certified". This was no small task but the design team and developers stepped up their efforts and pushed forward with this very green project with the key focus of this medical facility on indoor environmental quality. The occupants are the real winners—to work and receive treatment within a green building has many advantages.

SUSTAINABLE SITES (8/15)

A filter fabric fence and storm drain inlet protection was provided to control erosion to reduce negative impacts on water and air quality, controlling erosion & sedimentation during construction.

- An increased Solar Reflectance Index on the roofing system reduces the overall heat gain within the building.
- Tenants have access to more than 13 community services (including a fitness club) with a residential living area within 1/2 mile walking distance to this medical office facility.
- Tenants may also enjoy the use of the 4 bus lines and 1 rail line within 1/4 mile of this building which also has a garage which provides preferred parking for fuel-efficient and hybrid automobiles.

WATER EFFICIENCY (3/5)

Native plant selections and water-efficient fixtures reduce exterior potable water use (irrigation) by more than 50%, and interior plumbing water use by 39%.

ENERGY & ATMOSPHERE (6/16)

A Commissioning Agent ensures building systems operate as designed. No CFC refrigerants were used in the HVAC system, and the Life Science Plaza medical office facility uses less energy than an equally sized office building.

- 100% Green power renewable energy certificates were purchased providing for new development of green power equal to the buildings core and shell usage for two years.
- Our tenants are very energy conscious, so we provide special services and controls to help them track and improve their energy performance.

MATERIALS & RESOURCES (6/10)

Recycling capabilities are provided for tenants and 86% of the construction waste was recycled during construction.

- The design and construction teams made sure that all specified materials met stringent low-VOC requirements.
- Local and Regional materials received special attention. 28% of the building materials came from within a 500 mile radius of this project site, helping us avoid the hauling of building materials across great distances unnecessarily.
- Recycled content of materials was also of great concern. 32% of the building's core and shell materials have some form of recycled-content which not only diverts materials that might normally reach our landfills, but also reduces extraction from our earth for more materials to build with.

INDOOR ENVIRONMENTAL QUALITY (7/11)

Thermal comfort, daylight & views to the exterior are provided for more than 90% of the building occupants.

- Entryway systems are provided and janitor closets are separately ventilated to control indoor chemical and pollutant sources.
- Ductwork was protected from dust and particles during construction, also maximizing indoor air quality.
- Low-VOC paints, adhesives, sealants and carpet are used in the building to prevent harmful off-gassing. The design and construction teams made sure that all specified materials met stringent low-VOC requirements so that in both construction and occupancy, the building's indoor air quality would not be compromised.

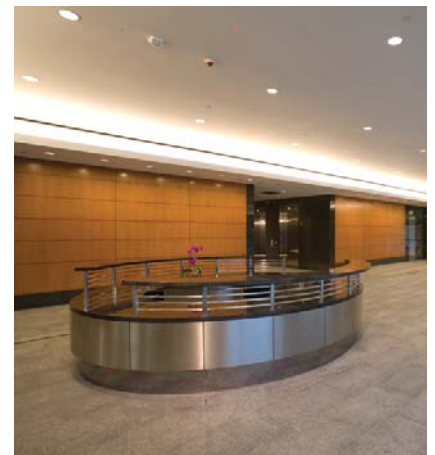
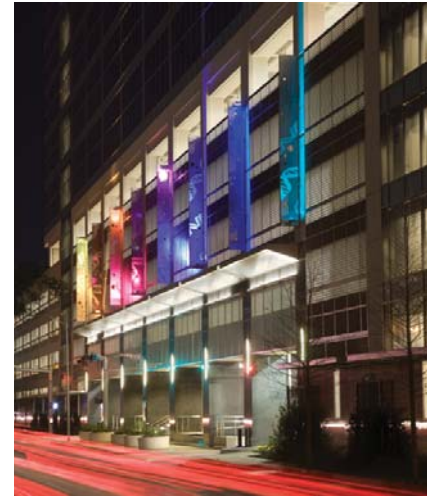
INNOVATION & DESIGN (5/5)

Life Science Plaza exceeded LEED requirements for several credits to a degree that extra credit was given for exemplary performance in "recycled content of building materials", "covered parking" and "renewable energy purchased".

- Life Science Plaza contracts green housekeeping services that use only GreenSeal Certified cleaning products and recycled paper products.
- Cleaning effectiveness is tracked regularly to ensure that the policies and products are being utilized correctly and the cleaning at its highest standard.

"Gaining LEED Gold-CS certification at Life Science Plaza demonstrates our commitment to providing a workplace that promotes environmental sustainability, energy efficiency and the health and well-being of all occupants".

Lawrence Lubin, COO
The Metrontario Group



Owner/Developer: **The Metrontario Group / Sheridan Hills**

Project Manager: **Jones Lang LaSalle**

Architect & LEED Consultant: **Kirksey**

Engineering & Commissioning: **BDMI**

General Contractor: **Pepper-Lawson**

Photography by: **Robert Cholke**

ABOUT LEED®

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.

