

### Perkins+Will

Houston, Texas

34 points

LEED® -CI Gold

43% Reduction in Water Use

57% Interior Elements Reused

60% Furnishings Reuse

24% Recycled Content

23% Reduction in Lighting Power

93% Energy Star Equipment

### LEED Facts

Perkins + Will Office  
Houston, TX

LEED for Commercial Interiors  
Certification awarded December 8, 2008

**Gold** 34\*

Sustainable Sites 3/7

Water Efficiency 2/2

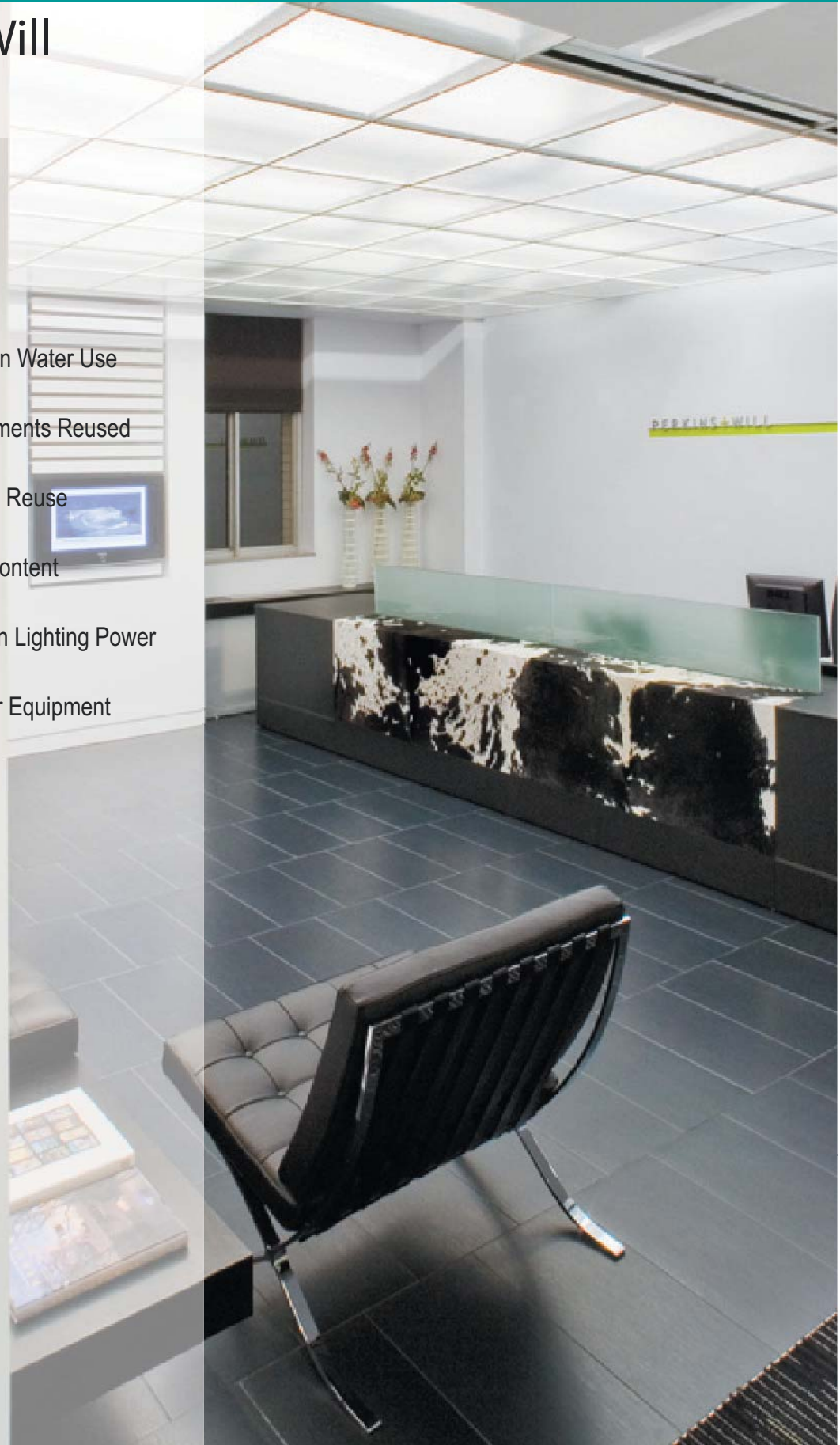
Energy & Atmosphere 7/14

Materials & Resources 5/14

Indoor Environmental  
Quality 12/17

Innovation & Design 5/5

\*Out of a possible 69 points





## PROJECT DESCRIPTION

Perkins+Will's Houston office is the first interior renovation project in Houston to achieve LEED-CI Gold certification within a historic building. The project is located in the heart of downtown at 1001 McKinney, which is listed as a landmark under the Houston Historic Preservation Ordinance and on the National Register of Historic Places. Built in 1947 and hailed as the first post-war skyscraper of the southwest, 1001 McKinney is a 24-story concrete and steel structure designed by Houston architect Alfred Finn and originally commissioned by renowned Houston lawyer and banker, James A. Elkins, Sr. Perkins+Will renovated 12,000 square feet of office space on the 13th floor of the building. Throughout the renovation, Perkins+Will collaborated with the building owner to achieve many aspects of the LEED certification.

The renovation incorporates two studio work environments along with conference rooms, a resource library, break room and informal gathering/collaboration spaces. The ceiling has been exposed to the building structure in the studio areas to promote an open collaborative environment and to allow natural daylight from the window openings to penetrate deep into the core spaces. The design gives a feeling of airiness to the smaller individual spaces while accent walls located throughout the space bring a variation of colors to liven the work environment.

## SUSTAINABLE SITES (3/7)

The project is located directly adjacent to a main light rail station as well as being located within a central business district that provides pedestrian access to many services. A bike rack and staff restroom with shower and changing area help promote biking and alternative forms of commuting to work.

## WATER EFFICIENCY (2/2)

Use of low flow fixtures through out the project minimizes water consumption. Installing low flow fixtures in the public toilet rooms in a multi story building allowed the building owner to evaluate the efficiency and cost savings to retrofit fixtures on all floors of the building.

## ENERGY & ATMOSPHERE (7/14)

A commissioning agent was retained during design development through construction to complete fundamental building systems design. The project follows ASHRAE 90.1 requirements. Additionally, there is zero use of CFC-based refrigerants in the building and non-HCFC refrigerants in the mechanical systems. Efficient lighting fixtures and utilization of a daylight harvesting system provides a 29% reduction in lighting power density. 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 (5/14)

A recycling area is provided for employee use. Implementing this strategy also prompted the building owner to provide a recycling program for the entire building. For this renovation,

- 57% of the existing interior elements were re-used
- 92% of the project furniture was re-used
- at least 10% of building materials and products were manufactured regionally within a 500-mile radius
- 23% of the materials used contain recycled content.

## INDOOR ENVIRONMENTAL QUALITY (12/17)

The HVAC system is designed to comply with the latest ASHRAE 62 Standards and smoking is prohibited in the building. Strategies in this category include

- low-emitting materials, adhesives, and sealants
- a Daylight Factor of 2% in over 85% of all occupied space.

## INNOVATION IN DESIGN (5/5)

Perkins+Will utilizes a Green Operations Plan to reduce the operational impacts on the environment. An educational program has been created to educate employees, clients and guests on the project's sustainable design practices.

## About Perkins+Will

Established in 1935, Perkins+Will is an integrated design firm serving clients from 21 offices around the world. The firm practices architecture, interiors, branded environments, planning + strategies and urban design with clients in the aviation, corporate + commercial + civic, healthcare, higher education, K-12 education, and science + technology markets. Perkins+Will routinely ranks among the world's top design firms and has received hundreds of awards, including the prestigious American Institute of Architects' "Firm of the Year Award." With more LEED Accredited Professionals (over one thousand) than any other design firm in North America, Perkins+Will is recognized as a leader in the sustainable design movement.

**Owner**  
Cameron Management  
**Architect**  
Perkins+Will  
**Engineer**  
Smith Seckman Reid, Inc.  
**Contractor**  
Southcoast Construction  
**Size**  
12,000 sf  
**Total Project Cost**  
\$350,000  
**Cost per Square Foot**  
\$30  
**Completed**  
October 2007