



GREEN BUILDING TOURS



April 13, 2023

POST Houston

Houston, Texas

LEED for BD+C Core and Shell

14% Energy use Reduction

6.5M Annual Water Reduction (Gallons)

88% Construction Waste Diverted

95% Historic Building Reuse

LEED® Facts

POST Houston
Houston, TX

LEED for BD+C Core and Shell v4
Certification Awarded August, 2022

Gold 62*

Integrative Process	1/1
Location and Transportation	17/20
Sustainable Sites	4/11
Water Efficiency	7/11
Energy & Atmosphere	9/33
Materials & Resources	11/14
Indoor Environmental Quality	5/10
Innovation & Design	6/6
Regional	2/4

*Out of a possible 110 points

POST Houston

Remarkable and Innovative Reuse

PROJECT DESCRIPTION

POST Houston, a 550,000 sq. ft. mixed-use adaptive reuse project transforming the site of the historic Barbara Jordan Post Office into a commercial and cultural destination aims to reinvigorate the city's north downtown neighborhoods with a mixed-use environment combining arts, entertainment, creative workspaces, dining and retail.

INTEGRATIVE PROCESS(1/1)

Early in pre-design, meetings were held to identify opportunities to achieve synergies across all disciplines and building systems.

LOCATION AND TRANSPORTATION (17/20)

Post is located in a historic district with a priority designation from the federal government for adaptive reuse. ■ The building is in a dense urban environment surrounded by many publicly-available diverse services and building types. ■ Within ¼ mile the project is served by over 360 daily bus and METRORail trips.

SUSTAINABLE SITES (4/11)

Careful attention to high albedo materials on the project site and roof decreased the buildings contribution to urban heat island effect.

WATER EFFICIENCY (7/11)

Baseline annual indoor water usage was reduced by 42%. ■ The building features 1.1 gallons per flush water closets, pint flush urinals, and 0.35 gallons per minute public lavatories. ■ The water tower was equipped with a special technology allowing longer run times before flushing and lower maintenance cost. This resulted in an additional 6.5 million gallons of potable water saved every year.

ENERGY & ATMOSPHERE (9/33)

A commissioning agent was engaged during design through construction to complete fundamental building systems design. ■ The project follows ASHRAE 90.1 requirements. ■ There is zero use of CFC-based refrigerants in the mechanical systems that were installed. ■ The building has a 13% improvement in the energy cost performance. ■ The building entered into a 5 years contract in which 40% of building electricity use is from a renewable energy source.

MATERIALS & RESOURCES (11/14)

95% of existing building structure elements have been reused. ■ The project diverted 87.6% of the on-site generated construction waste from landfill. ■ 17% of the total building raw material content, by value, was sourced sustainably. ■ 34 separate products with Environmental Product Disclosures were selected ■ 26 separate products with Material Ingredient Disclosures were selected.

INDOOR ENVIRONMENTAL QUALITY (5/10)

The project complies with the minimum requirement of ASHRAE Standards 62.1-2007, Ventilation for Acceptable Indoor Air Quality. ■ Smoking is prohibited in the building. ■ A construction air quality management plan was developed and used throughout construction. ■ Low-emitting materials paints and coatings, flooring, wall panels, ceilings, and insulation were installed to meet requirements.

INNOVATION IN DESIGN (6/6)

POST has green building education plaques on the rooftop garden and a brochure of green building features is available. ■ The Local Food Production pilot credit was achieved for the 28,509 SF fully functional farm located on the roof ■ POST has a no mercury bulb policy ■ Exemplary performance for Environmental Product Disclosures and Material Ingredient Disclosures ■ Jesse Hunt, LEED AP BD+C, was the LEED consultant on project development team.

REGIONAL PRIORITY (2/4)

2 Regional priority point earned for developing on a High Priority Site and Access to Quality Transit

“We’ve always envisioned POST as a platform to tell important stories about the City of Houston – where we’ve been, where we are now, and where we are going. By adaptively reusing one of the largest historic structures in the City and positioning it as a futuristic public space, we hope to show the world how green building practices can connect our past with our aspirational future. One of the standout green features of POST we’re most proud of is Skylawn, the US’s single largest rooftop park and farm. Skylawn has become a beloved place for Houstonians to catch some rays, take a selfie with the H-Town skyline, and dance.”

Kirby Liu
Director,
Lovett Commercial



Owner: Lovett Commercial
Architect: OMA, Powers Brown Architect
Structural Engineer: IMEG Corp.
MEP Engineer: DBR Inc.
Civil Engineer: Kimley-Horn
Commissioning Authority: Apollo BBC
Landscape Architect: Hoerr Schaudt, Kimley-Horn
Green Roof Design: Hoerr Schaudt
Contractor: Harvey-Cleary
Project Size: 735,810 SF
Project Cost: Not Disclosed
Completion: November 2021
Photography: Leonid Furmanskyy; Steve Hyde



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 to learn more about how you can make LEED work for you.