PROJECT PROFILE

GREEN BUILDING TOURS

NOVEMBER 14, 2008

GREATER HOUSTON AREA CHAPTER

GREATER HOUSTON PARTNERSHIP

SATTERFIELD & PONTIKES CORPORATE HEADQUARTERS

Houston, Texas

LEED CS

80% Waste recycled

34% Water use reductions

12% Annual energy cost savings

LEED® Facts

11000 Equity Drive
Houston, TX

LEED for Core and Shell
Certification awarded September 2007

Gold	34*
Sustainable Sites	7/15
Water Efficiency	3/5
Energy & Atmosphere	4/13
Materials & Resources	6/11
Indoor Environmental Quality	10/12
Innovation & Design	4/5

*Out of a possible 61 points

PROJECT PROFILE

SATTERFIELD & PONTIKES CORPORATE HEADQUARTERS

Turning Green into Gold

General contractor builds first LEED-Certified Core and Shell building in Texas, earning a Gold rating

PROJECT DESCRIPTION

When George A. Pontikes, President and CEO of Satterfield & Pontikes Construction, Inc. decided his company needed a new office, he decided to build on the cutting edge. The new building, 11000 Equity Drive, was designed specifically to meet LEED certification requirements and was built using Building Information Modeling (BIM). The general contracting firm, a member of the US Green Building Council, occupies 20,000 square feet of the 65,000-square-foot building and leases the remaining space. The "green" aspects of the building have not only provided all of the associated benefits of a healthy, high-performing facility, but have also been major selling points to potential tenants of the lease space. This award-winning project ***marks the first LEED Certified Core and Shell and the first Gold rated building in Houston***.

THE BUSINESS CASE

Multiple studies have indicated that sustainable buildings provide an improved workplace environment. With substantially more natural light entering the building than with traditional designs, low-emitting materials (including paint, carpet systems, adhesives and sealants), and a permanent temperature and humidity monitoring system, the tenants of 11000 Equity Drive enjoy a more comfortable workplace. The installation of efficient light fixtures, window shading devices, and the use of fritted glazing – which allow light to enter with reduced glare – helped decrease overall energy usage by more than 12 percent. The design also earned S&P an innovation credit, as 96 percent of the interior space has views of the outside. Water efficient fixtures decrease interior water use by 30%. In all, LEED Gold certification was achieved without adding significant cost to the budget.

STRATEGIES AND RESULTS

S&P assembled a project team which shared its vision for sustainable building and set challenging construction objectives: Cool roofing materials were incorporated to reduce solar heat gain; more than 20 percent of the construction materials came from local providers; more than 75 percent of construction waste was recycled; a highly efficient irrigation system combined with the selection of native grasses and plants (which are more resilient and require less watering) resulted in a 50% reduction of exterior water use, and more than 70 percent of the energy consumed is purchased from a sustainable source. In addition, the building was to be completed in less than one year. These goals were either met or exceeded and the building was occupied just over 10 months after purchasing the land and at just 80 percent of the cost of using traditional methods. The building, which has proven to be both comfortable and highly energy-efficient, has won numerous awards for design and construction excellence. And after the construction, green operations include a green housekeeping program, tenant recycling, design and construction guidelines were provided to tenants to improve the caliber of their buildout, and regular commissioning is practiced to ensure that building systems are operating as they were designed..

ABOUT SATTERFIELD & PONTIKES CONSTRUCTION, INC.

Taking a leading role in the construction of LEED-certified buildings, S&P believes sustainable building is not only beneficial to the environment, but to the owner and the community as a whole. S&P believes this is the best way to do business and expects that "building green" will be the dominant trend of the future . S&P has constructed award-winning LEED-certified projects for Dallas ISD and the City of Dallas with LEED projects under construction for NASA and North Lake College. Using BIM technology, S&P has the ability to construct LEED-certified facilities more quickly and efficiently than using traditional methods. S&P is ready to bring tomorrow's construction techniques to the market today.

"BIM and Green Building are the future of our industry and we embraced both with this project."
-George A. Pontikes, Jr., President, Satterfield & Pontikes Construction, Inc.

Owner: Satterfield & Pontikes Construction, Inc.
Architect: Kirksey Architects
Engineer: Walter P Moore
Contractor: Satterfield & Pontikes Construction, Inc.
Project Size: 65,000 sf
Total Project Cost: $11,500,000*
Cost PSF: $176.92
Completion: November 2006
* *Includes tenant finishes*

Photos by Jud Haggard Photography

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.

S&P
SATTERFIELD & PONTIKES CONSTRUCTION, INC.

For more information about U.S. Green Building Council Greater Houston Chapter Contact:

Executive Director
Lora-Marie Bernard
at loramarie@usgbchouston.org

U.S. GREEN BUILDING CHAPTER
GREATER HOUSTON AREA CHAPTER