



SYSCO OFFICE CAMPUS HOUSTON, TX

35% less energy use

77% less irrigation water use

68% of construction waste diverted

LEED Facts

SYSCO OFFICE CAMPUS
HOUSTON, TX

LEED for New Construction
Certification awarded May 4, 2008

Gold 46*

Sustainable Sites 11/14

Water Efficiency 3/5

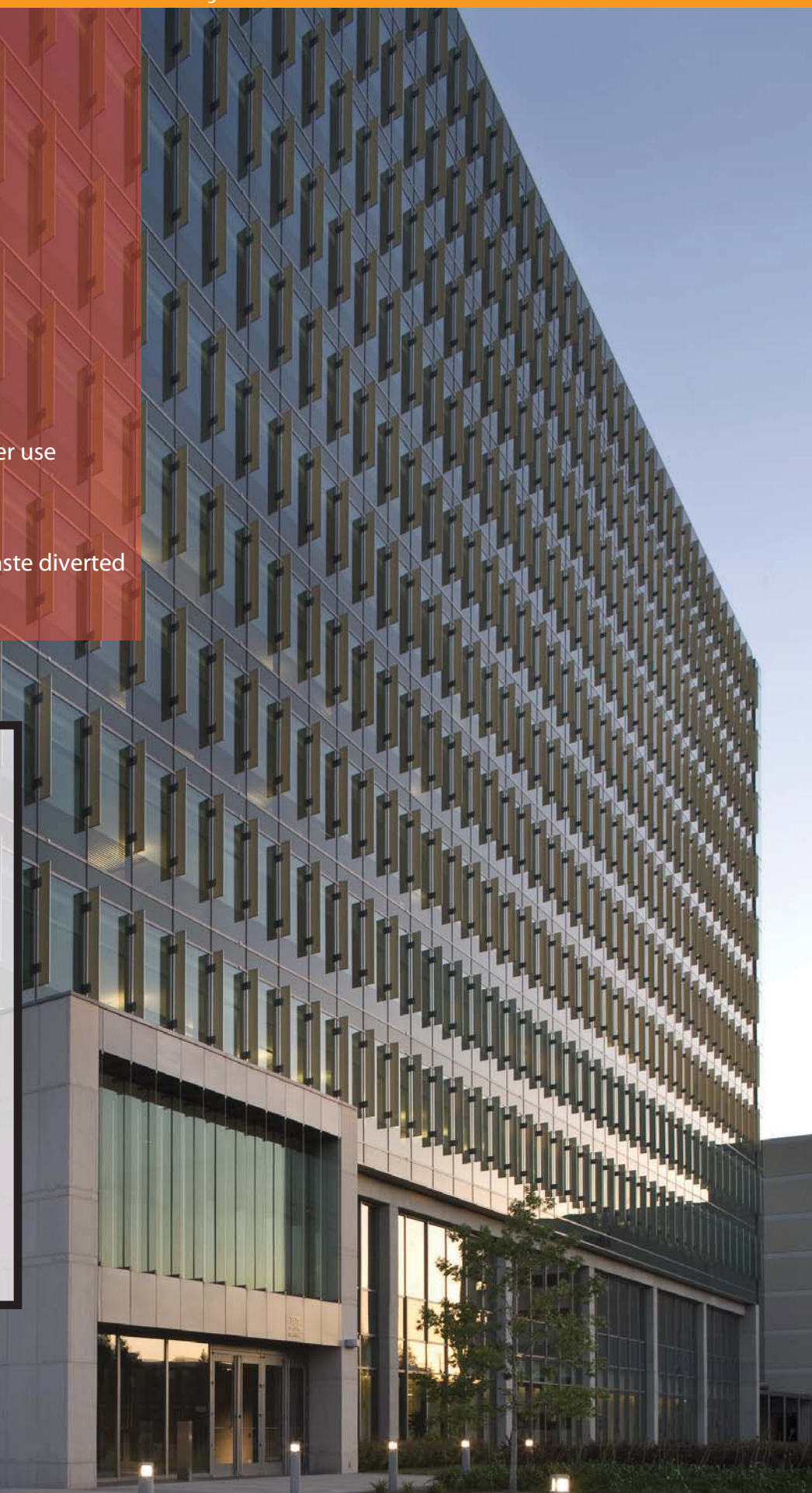
Energy & Atmosphere 8/17

Materials & Resources 5/13

Indoor Environmental Quality 14/15

Innovation & Design 5/5

*Out of a possible 69 points



Houston, TX

SYSCO Foods Headquarters

New Office Campus Earns LEED Gold Rating

SYSCO saw the construction of their new corporate office complex as an opportunity to extend their customer driven reputation by serving as good stewards of the local environment. The complex is comprised of approximately 595,000 GSF of office and specialty use space including two office towers (Buildings A and B), an amenities building (Building B1), and two parking structures (Garage A and B). Building A is a 12-story office building of approximately 311,000 GSF and Building B is an 8-story office building, approximately 195,000 GSF, both with associated sitework, hardscape, and landscaping. Building B1 is an adaptive reuse and expansion of an existing building totaling 88,700 GSF. With a focus on workplace, sustainable design, simplicity and value, the SYSCO campus reflects these corporate values. Below is a summary of select sustainable design strategies for each LEED category along with the total points earned.

SUSTAINABLE SITES

(11 OF 14 PTS EARNED)

- 96 reserved parking spaces for low emitting/fuel efficient vehicles and 44 reserved parking spaces for carpools/vanpools
- A dual purpose detention/retention pond to manage the quantity and improve the quality of stormwater runoff and vegetated open space adjacent to the building
- Covered parking and an energy star compliant highly reflective roof

WATER EFFICIENCY

(3 OF 5 PTS EARNED)

- 77% reduction in potable water use for irrigation by minimizing the overall turf by planting non-irrigated native wildflowers in large areas and through the use of adaptive/native vegetation with highly efficient drip irrigation in other areas

- 30% reduction of potable water use inside the building through the use of high performance low flow fixtures

ENERGY AND ATMOSPHERE

(8 OF 17 PTS EARNED)

- Largest application of an Underfloor Air Distribution System in the City of Houston
- Building Management Control System to monitor total building electrical demand and consumption, total building water consumption, and lighting systems and controls

MATERIALS AND RESOURCES

(5 OF 13 PTS EARNED)

- Project diverted 68% of on-site generated waste during construction from the landfill
- 15% of the total building materials by value were manufactured using recycled materials
- 25% of the total building materials by value were manufactured within 500 miles of the project site and 59% of these regional materials were also extracted within 500 miles of the project site

INDOOR ENVIRONMENTAL QUALITY

(14 OF 15 PTS EARNED)

- Individual occupant controls for lighting and thermal comfort including manually operated floor diffusers
- Access to daylight and views for the occupants

INNOVATION AND DESIGN

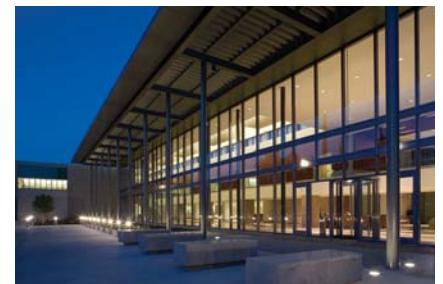
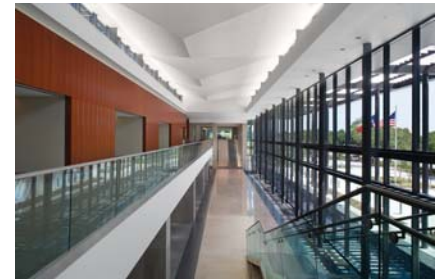
(5 OF 5 PTS EARNED)

- Existing native oak trees were relocated out of the way of construction and transplanted to more suitable locations on the SYSCO campus

"Sysco saw the construction of our new corporate office complex as an opportunity to extend our customer driven reputation by serving as good stewards of the local environment and neighboring community."

Mike J. Williams

Director, Corporate Building Operations
Sysco Corporation



project development manager: Hines Interests

design: HOK

architect of record: Kendall Heaton and Associates

interiors: Kirksey

mep: IA Naman

contractor: Harvey Construction

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 LEED and green building.



www.usgbc.org
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