



GREEN BUILDING TOURS

February 28, 2014



Ziegler Cooper Architects
Houston, Texas

LEED for Commercial Interiors

100% Occupant Lighting Control

95.9% Energy Star Appliances

93.4% Construction Waste Diverted

75.7% Daylight Office Area

27.3% Lighting Power Reduction

27.3% Recycled Content

LEED® Facts

Ziegler Cooper Architects
Houston, TX

LEED 2009 for Commercial Interiors
Certification Awarded September, 2013

Gold **65***

Sustainable Sites 19/21

Water Efficiency 6/11

Energy & Atmosphere 17/37

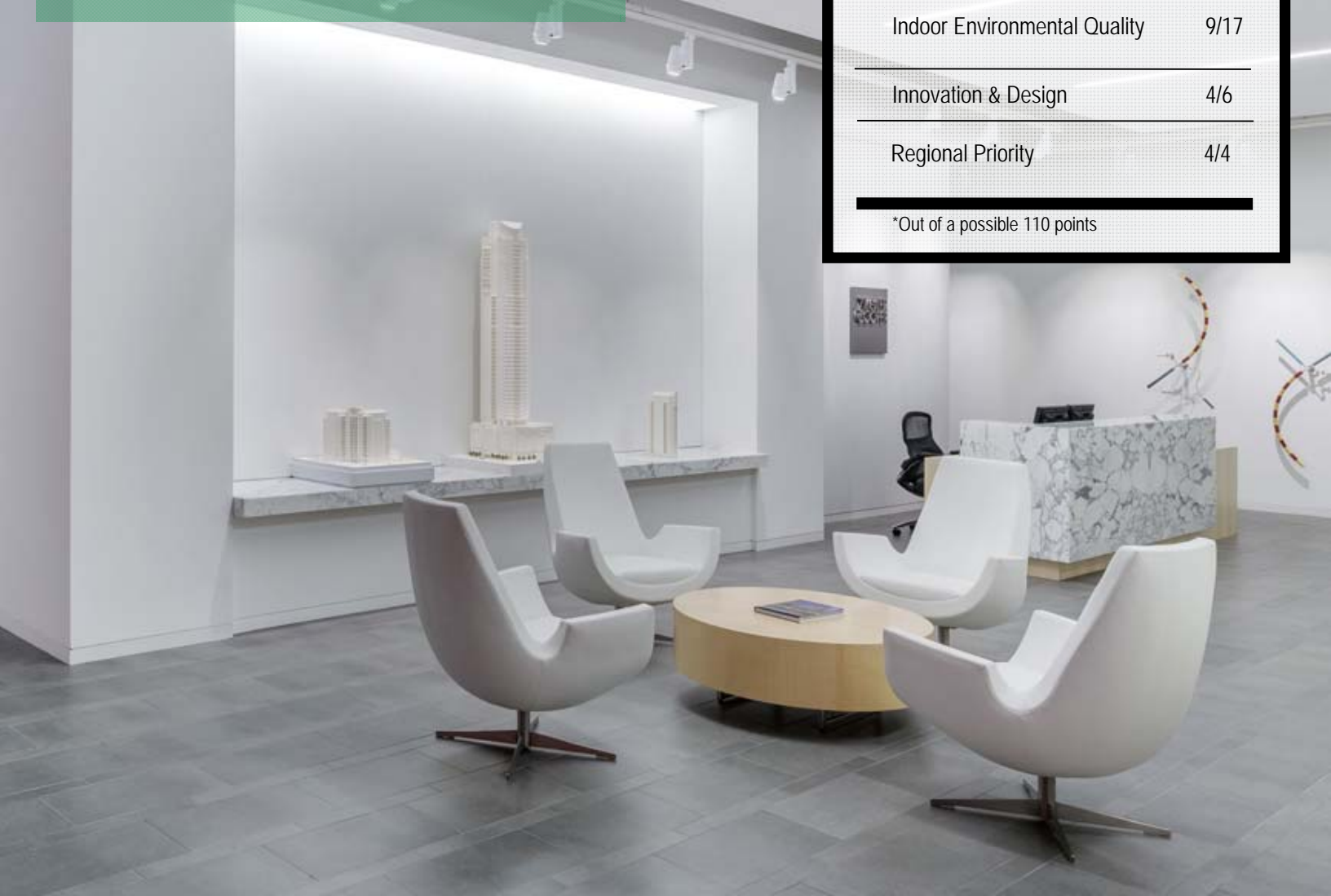
Materials & Resources 6/14

Indoor Environmental Quality 9/17

Innovation & Design 4/6

Regional Priority 4/4

*Out of a possible 110 points



Ziegler Cooper Architects The Next Decade

PROJECT DESCRIPTION

The new 25,000 s.f. office for Ziegler Cooper (ZCA) is located in a unique and inspirational space on level three of the Bank of America Center in downtown Houston, Texas. The 56-story Bank of America Center is a neo-gothic building designed in 1983 by Philip Johnson & John Burgee. An icon of Houston's skyline, the building achieved LEED Gold for Existing Buildings in 2009.

Featuring 65' high cathedral ceilings over a highly open and collaborative studio, Ziegler Cooper's space was designed to be a "concept showroom" to demonstrate the latest design, planning and furniture concepts in real-time to clients. The lobby atrium, or "Great Hall", accommodates approximately 100 seats, including 5 glass-fronted offices and 3 team rooms. A "benching solution" for open workspaces created the ability to add seating by removing the returns. This centralization of design studios places leadership in direct communication with professional staff. Museum like display walls, technology-rich team rooms, a centrally located Innovation Lounge and a Critics Corner all encourage creativity and foster dialogue about the creative process.

The generously sized reception area anchors the conference center, which includes two large flex-training rooms furnished with modular tables and seating to adapt to different types and sizes of meetings. A porcelain tile floor connects the café and resource center space, creating a large, multi-function area for large meetings and events. The design received LEED 2009 for Commercial Interiors, Gold Certification.

SUSTAINABLE SITES (19/21)

Located in the downtown area of Houston, an incredibly dense and diverse neighborhood with convenient occupant access to everyday services, shops, and restaurants. The project is adjacent to 6 bus lines and the light rail.

WATER EFFICIENCY (6/11)

The design team strove to maximize the water efficiency within our new space in order to align with a 30% reduction goal. Working with the landlord, the core restrooms were retrofitted with low flow valves. This allowed the team to maximize the existing infrastructure with minimal environmental impact and waste.

ENERGY & ATMOSPHERE (17/37)

95.94% all new appliances, office equipment and electronics installed are Energy Star certified. The short term and long term benefits were threefold: by installing energy efficient equipment and appliances, ZCA was able to optimize energy performance with a 27.31% reduction, lower costs, and help reduce emissions of greenhouse gases and air pollutants.

MATERIALS & RESOURCES (6/14)

During construction, the design team and the contractor took care to recycle all waste materials wherever possible: over 93% of unused materials were diverted from the local landfill. 27.38% of building materials were manufactured using recycled content. The project also used 68.82% FSC certified wood.

INDOOR ENVIRONMENTAL QUALITY (9/17)

ZCA incorporated lighting power optimization strategies early in the design process. 75.74% of the space is lit by natural daylight and low-level indirect ambient lighting, supplemented by 100% occupant controlled lighting by providing task lighting at each work station. This allows light to be focused where needed most, improving efficiency and lowering electrical costs. By specifying low-emitting materials such as paint, flooring, and systems furniture throughout the space, ZCA made the office environment a healthier place to work. Low-emitting materials are products that do not release significant pollutants into the indoor air. This allows for improved indoor air quality and reduces health related illnesses.

INNOVATION IN DESIGN (4/6)

Located in downtown Houston, Ziegler Cooper's office is bordered by 4 bus stops, and is within walking distance to many other bus lines. The Houston light rail is currently being constructed along Capitol street, which borders our office on the north. This construction is funded and due to be completed in 2014.

"We believe inspirational architecture has the power to uplift the human spirit and provide a constant vision of excellence."

R. Scott Ziegler, AIA, Senior Principal,
Ziegler Cooper Architects



Owner: M-M Properties
Architect: Ziegler Cooper Architects
Structural Engineer: SCA Consulting Engineers
MEP Engineer: I.A. Naman + Associates, Inc.
Commissioning Authority: GreeNexus
Interiors: Ziegler Cooper Architects
Contractor: Trademark Construction
Project Size: 25,660 SF
Project Cost: Confidential
Completion: December 2012
Photography: Jud Haggard

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 and the Texas Gulf Coast Chapter of USGBC at www.usgbc.texasgulfcoast.com to learn more about how you can make LEED work for you.

