



GREEN BUILDING TOURS

November 8, 2013



LEED® Facts

Houston Parks & Recreation Department
Headquarters
Houston, TX

LEED for New Construction v. 2.2
Certification Awarded March 2011

Gold 40*

Sustainable Sites 9/14

Water Efficiency 1/5

Energy & Atmosphere 7/17

Materials & Resources 8/13

Indoor Environmental Quality 10/15

Innovation & Design 5/5

*Out of a possible 69 points



Houston Parks & Recreation Department Headquarters Houston, Texas

LEED for New Construction

15% New Recycled Material or Material with Recycled Content

18% Above baseline energy performance

33% Reduction in Water Use

82% Occupied Space with Natural Light

100% Building Shell Reused

Green Building Tours

Houston Parks & Recreation Department Headquarters A New Resource from the City of Houston

PROJECT DESCRIPTION

The Gragg Building was designed in the late 1950s by noted Houston architecture firm MacKie & Kamrath, and exhibits the influence of notable American architect Frank Lloyd Wright. Built by the Farnsworth and Chambers Construction Company as their suburban corporate office building, Gragg then served as a temporary headquarters for NASA in the early 1960s. Since 1976 the Gragg Building has housed the Headquarters for the City of Houston Parks and Recreation Department. This gem of a building exemplifies the Wright-influenced architectural style and development pattern popular in the mid-twentieth century.

Gragg has been listed on local, state and national historical registries, has been featured in Texas Architect, and has garnered design awards from Texas Construction (Best of 2010), a Good Brick Award from the Greater Houston Preservation Alliance and most recently the 2013 Heritage Award from the Urban Land Institute. This project also achieved LEED Gold certification.

SUSTAINABLE SITES (9/14)

The project is located within ½ mile of residential development and 10 basic services.

WATER EFFICIENCY (1/5)

Water use is reduced by 33% from baseline by installing low flow fixtures in restrooms and kitchen areas that provide flow rates depending on usage.

ENERGY & ATMOSPHERE (7/17)

The building performs 18% better than baseline models for energy efficiency. ■ All lighting is low energy (fluorescent), and is installed and controlled to minimize energy use. ■ Selection of refrigerant for the HVAC system that reduces emissions of Hydro Fluorocarbons - compounds present in HVAC refrigerant that are known to increase ozone depletion and contribute to global warming. ■ HPARD designates through energy contract with provider that 70+% of building's energy is Green Power.

MATERIALS & RESOURCES (8/13)

HPARD is participating in the City of Houston recycling program. ■ Reduction of environmental impact by reusing 99% of the existing walls, floors and roof. ■ Reduction of construction waste and diversion of waste from the landfill through segregation of the waste stream. ■ 15% of all new material is either recycled or made with recycled content reducing the demand for virgin materials and reducing waste. ■ A multitude of finish materials count toward the recycled content credit which stipulates that at least 10% of the total value of materials in the project must be post consumer recycled content plus half post-industrial recycled content. ■ A minimum of 50% of the wood-based materials and products used for wood building components are certified in accordance with the Forest Stewardship Council (FSC) Principals and Criteria.

INDOOR ENVIRONMENTAL QUALITY (10/15)

Smoking is prohibited in the building. ■ An Indoor Air Quality (IAQ) Management Plan was developed and implemented during construction. ■ Low VOC (volatile organic compounds) were used, which includes adhesives, sealants, paints, coatings, carpet systems, composite wood, and laminate adhesives to improve indoor air quality. ■ Individual offices as well as community areas have been equipped with motion sensors to control the lighting and reduce waste of electricity. ■ All new window units are 1" insulated glass panels with a low – e coating to decrease heat gain while allowing maximum view. Open-celled spray foam insulation was utilized in all exterior wall cavities and under roof conditions to maximize seal quality and R – value. ■ Improved occupant comfort by providing a connection between the indoor and outdoor space through increased views to the outside, and increased natural lighting including the addition of new light monitors in public spaces. 82% of all occupied space is filled with natural lighting.

INNOVATION IN DESIGN (5/5)

70+% in lieu of 35% of the building electricity is from renewable sources. ■ Implementation of a Green Housekeeping program. ■ Development and implementation of an Education Outreach Program.

“We are honored as a department to have such a wonderful historic building for our office.”

Joe Turner
Houston Parks and Recreation
Department



Owner: City of Houston
Architect: HarrisonKornberg Architects
Structural Engineer: Concept Engineers
MEP Engr.: Infrastructure Associates, Inc.
Food Service: Worrell Design Group
Commissioning Authority: Rennell Associates
Contractor: COH Parks & Recreation Dept
Project Size: 40,755 SF
Project Cost: \$14,000,000
Completion: 2009
Photography: Mike Stravato (Front)
Jeff Fitlow (Above)

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 Greater Houston Area Chapter of USGBC at www.usgbcchouston to learn more about how you can make LEED work for you.