

PROJECT PROFILE

Gensler
Houston, Texas

LEED CI Gold

98% Appliances Energy Star Compliant

31% Water Use Reduction

71% Regional Materials

75% Furniture and Furnishings Reused

LEED® Facts

Gensler
Houston, TX

LEED for Commercial Interiors
Certification awarded January, 2008

Gold 32*

Sustainable Sites 4/7

Water Efficiency 2/2

Energy & Atmosphere 2/12

Materials & Resources 6/14

Indoor Environmental
Quality 13/17

Innovation & Design 5/5

*Out of a possible 57points



Gensler Houston Office Relocation

First LEED CI Gold for City of Houston

SETTING THE STANDARD

Gensler is very proud that the Houston office earned LEED-CI Gold, the first such award in Houston, and the first for a Gensler office. The Houston office's success has now become a model for all new Gensler offices.

LEED SOLUTIONS

SUSTAINABLE SITES (4/7)

■ Located in the Pennzoil Building's South Tower in downtown Houston, the project utilizes existing infrastructure, is close to the light rail and bus services. ■ Parking incentives for car pools and van pools are provided for 5% or more of tenants.

WATER EFFICIENCY (2/2)

■ Low water use plumbing fixtures and automatic shut-off faucets are used throughout, reducing water use by more than 30%.

ENERGY & ATMOSPHERE (2/12)

■ Occupancy sensors and dimmers are installed at multi-occupant spaces. ■ All electrical equipment and appliances are ENERGY STAR compliant.

MATERIALS & RESOURCES (6/14)

■ 75.17% of project furniture and furnishings were salvaged, refurbished, or reused. ■ 71.39% of total building materials have been manufactured within 500 miles of the project site, including millwork. ■ 54% of the total wood based building materials were harvested from FSC certified forests. ■ We have a recycling program for paper, plastic and aluminum.

INDOOR ENVIRONMENTAL QUALITY (13/17)

■ Lower partition heights, interior shading devices and interior glazing maximize interior daylight and views. ■ We achieved 90.97% daylight and 95.74% for views for all regularly occupied spaces. ■ Low VOC paints and adhesives were used throughout the project. ■ All carpet is CRI Green Label Plus. ■ All composite wood, agrifiber products, and laminate adhesives used contain no added urea-formaldehyde resins ■ All systems furniture and office seating are Greenguard certified.

INNOVATION IN DESIGN (5/5)

■ Sustainability User's Guide created by Gensler's Sustainability Task Force specifically for the office contains valuable information about alternative modes of transportation, including bus maps, carpools and vanpools, as well as thermal comfort surveys and ergonomic guides to ensure a comfortable workspace. ■ Gensler's Sustainability Task Force has created and initiated ongoing sustainability seminars and materials for in-house and consultant continuing education. ■ Only 100% Green Cleaning products are used. ■ We have 67/198 LEED APs in the Houston office (33.8%).

A "ONE-FIRM-FIRM"

Gensler is a global design, planning and strategic consulting firm, with more than 2,500 professionals networked across 31 offices on five continents. Consistently ranked by U.S. and International industry surveys as the leading architecture and interior design firm, Gensler leverages its deep resources and diverse expertise to develop design solutions for industries across the globe. For its longstanding commitment to the advancement of sustainable design, Gensler received the Leadership Award from the U.S. Green Building Council in 2005.

Gensler's Houston office was opened in 1972 and currently employs more than 190 people.

"We are very proud that our office is the first to receive LEED-Gold certification in the Houston area and the reaction from our team has been extremely positive."

Jim Furr, Managing Principal of Gensler's Houston Office



Owner: Gensler
Architect: Gensler
MEP Engineer: Redding Linden Burr
Structural Eng.: Haynes Whaley Associates
General Contractor: D.E. Harvey
Building Mgr: Hines - Pennzoil Place
Commissioning Agent: CCRD Partners
Lighting : Bliss Fasman Lighting Design
Audio Visual Consultant: J&S Audio Visual
Project Size: 44,000 sf
Total Project Cost: Confidential
Photographer: Michael Moran

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 or www.usgbchouston.org to learn more about how you can make LEED work for you.



GREATER HOUSTON
AREA CHAPTER