

WESTCHASE I

19

Native & Adaptive Plant Species

41%

Green Space For Total Site

93

Energy Star Score (out of 100)

2,603

Tons of Greenhouse Gas
reduced in 2008
(compared to national average)

LEED® EBOM SILVER

Westchase I
Houston, TX

Certified Silver 44*

Sustainable Sites 5/12

Water Efficiency 4/10

Energy & Atmosphere 15/30

Materials & Resources 5/14

Indoor Environmental
Quality 8/19

Innovation & Design 7/7

*Out of a possible 92 points

PROJECT PROFILE

Granite Westchase I

Duex Silver at Westchase

PROJECT BACKGROUND

Granite Properties, Inc. is currently pursuing LEED Existing Building Operations and Maintenance certification on several buildings within their portfolio located in Houston, Texas. The current submission is for the Granite Westchase I consisting of approximately 310,000 square feet. Along with the Granite Westchase I team and the LEED consultant, many other service partners have been involved in this detailed plan intended to capture and maintain efficiencies of operation. Given the scale of the project, a phased implementation was determined to be the most productive approach to LEED EBOM certification.

FEASIBILITY PHASE

The certification project began by conducting detailed fact-gathering meetings with the Granite Westchase I project team in order to collect information and review the needs and requirements for the project. After determining priorities, a basic project framework was constructed and a budget projection was made. Included in the budget projections were project costs and, where applicable, payback estimates. Budgets and paybacks were generated during bi-weekly team meetings and were approximated based upon project team experience, rough bids from contractors, and feedback from others involved with the Granite Westchase I building. The project team also evaluated available credits to determine possible consistencies that could be utilized during the certification process for the remaining buildings in the portfolio. The team identified areas such as green cleaning policies and procedures, sustainable purchasing policies, integrated pest management, and maintenance policies and procedures, as areas that could benefit from such an approach.

LEED REGISTRATION AND DOCUMENTATION PHASE

Based on the LEED feasibility study the project was approved by the owner and registered with LEED Online. At this point, the project team began action on economically feasible credits while refining the budgets for the more capital intensive projects. The project team divided its key personnel into the following "Discipline Champion" teams: Green Cleaning, Recycling and Sustainable Purchasing; Water Efficiency, Energy Efficiency and Commissioning; Building Rules and Regulations, Construction Rules and Regulations, and Building Standards; Renewable Energy and Commuting/Transportation; and Site/Landscaping. Weekly meetings are conducted with a pre-designated team, with the goal of each team meeting at least once per month. The project team continues to gather and process information for documentation and implementation.

The project team has approached the challenge of such a large, multi-tenant project by cultivating the cooperation of customers to participate in areas such as recycling, surveys and purchasing sustainable products. Although sustainable products are now required by the owner in construction projects, practices such as recycling and ongoing consumables cannot be required of customers. However, the project team has been successful in encouraging participation by highlighting the economic and societal benefits of responsible practices.

Upon examination, many of the items in LEED EBOM certification were already being performed by the Granite Westchase I management staff but needed to be documented and clarified. The building scored well with heat island effect with 41% open greenspace and a new white cool roof along with 8 floors of covered parking and light concrete drives and sidewalks. Westchase I has an Energy Star rating of 93. Seemingly the most important item the project team has identified for the success of this project is the necessary cultural shift which must occur with both customers and owners to make LEED EBOM certification a reality. Although recycling and sustainable purchasing credits did not qualify for achieving credits a number of the tenants have adopted the policies and when the project is recertified in 5 years these should be achieved. Changing peoples habits takes time.

ABOUT GRANITE PROPERTIES INC.

Granite Properties is a diversified real estate investment and management company that is deploying its own capital and adding to its portfolio of office, industrial, land and retail holdings. Granite's current portfolio is nearly 11 million square feet in its' core cities of Dallas, Houston, Atlanta and Denver. Due to in-house capitalization expertise, Granite is able to move quickly to commit and close transactions. For more information, please visit www.graniteprop.com. Granite is committed to saving energy and being environmentally responsible with its' buildings. We currently have nineteen buildings that are Energy Star certified and five LEED Certified buildings. Granite has also earned the EPA Energy Star Leaders "Top Performer" award in 2004, 2008 and 2009. They are the only commercial real estate company to earn this award three times.

Photography courtesy of Granite Properties Inc.

"Pursuing LEED for our buildings is important for the environment, changing peoples behaviors, minimizing operating costs and competitiveness in this challenging economic environment."

- Gary Baker, Director Property Management, Houston



Westchase I (left) along with its new LEED CS Silver sister building Westchase II (right) comprise the site of which 41% is open greenspace.

Owner:

Granite Properties Inc.

LEED Consultant:

Reihl Engineering, LLC

Project Size: 310,000 SF



Westchase I customers have access to a state of the art fitness facility onsite owned by the building.

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.