

PROJECT PROFILE



LEED® Registered

**Hunton Distribution
Houston, Texas**

Goal: Silver 33*

Sustainable Sites 4/14

Water Efficiency 3/5

Energy & Atmosphere 6/17

Materials & Resources 6/13

Indoor Environmental
Quality 9/15

Innovation & Design 5/5

*Out of a possible 69 points

LEED NC New Construction Registered

50%

Construction waste recycled

32%

Water use reduction

60%

**Irrigation water use reduction
due to native and adaptive
plantings**

PROJECT PROFILE

Hunton Distribution

LEEDing into a new era of Sustainability

PROJECT BACKGROUND

This facility will be the headquarters for Hunton Group's Hunton Distribution Division, and as such needs to reflect high end office, warehouse, and customer training accommodations. It will provide for full warehouse distribution center processing (approximately 91,000 square feet), in-house fabrication of filters, division level office functions (approximately 19,800 square feet) and customer training. Site is 10.33 acres of land. The design build project is due to be completed in the fall. The core project team consists of The Hunton Group as the Owner, the LEED Consultant and the design build contractor who hired an architect.

FEASIBILITY PHASE

The Project started initially only as a traditional design build project not pursuing LEED. However, the owner felt it was important that the building go with LEED once he was informed about it. The project team collected information and reviewed their needs and requirements for the Project. They then identified what credits to pursue and what was necessary to meet the goal of LEED New Construction (NC) Certified along with anticipated budget impacts with rough estimates of simple payback and life cycle cost analysis, where applicable. Budgets and paybacks were approximate based upon project team experience, and assistance from the contractor. The owner then decided the benefits of LEED were worth the additional time and money to modify the project. Most of the additional money was spent improving the building envelope from a simple tilt wall and for better glass. The true cost of LEED depends on how good the building was from the start, in this case we added around three percent to the total cost.

PROJECT GOALS AND RESULTS

As Hunton Distribution specializes in air conditioning products they wanted to showcase their high efficiency units and new technologies that save energy. By using energy recovery they were able to do this with a payback of under two years while improving the humidity and temperature control. This also enabled them to downsize their air conditioning units from ten ton rooftop units to seven and a half tons. They also installed a special filtration system over their low use copier to improve the air quality in the space by capturing the emissions from the copier and printers.

In order to minimize water usage, irrigation is installed on less than half of the site with native and adaptive plantings. We also installed dual flush water closets and pint flush urinals to yield over 30% savings. Additional energy saving measures include using T5 high bay fluorescent lighting in the warehouse while only ventilating it. For the office areas high efficiency fluorescent lighting was used. For air conditioned areas the roof deck has a high SRI coating to minimize the heat load along with enhanced building envelope features.

The contractor recycled over 75% of the waste from construction and over 50% of the materials are either recycled content or regionally produced. The project has a significant amount of concrete and steel, both with recycled content and regionally produced. Certified wood was also used for millwork, decking in the training area and doors.

PROJECT TEAM

The initial project team was primarily the owner and the design build contractor who worked out how to construct the building. Once the owner decided to pursue LEED for the building a LEED Consultant was added to the team. The LEED Consultant worked with the owner, contractor and their architect to provide suggestions for enhancing the building envelope, improving energy and water efficiency and the use sustainable materials on the project. The contractor procured bids for these items and worked with the owner on finishes and substitutions while the LEED consultant provided oversight for sustainable objectives. The contractor and LEED consultant met weekly to review the status of open items and confirm proper documentation during construction.

ABOUT HUNTON DISTRIBUTION

Hunton Distribution specializes in air conditioning products for the commercial and residential markets. Hunton Distribution supplies Trane residential and light commercial unitary equipment, aftermarket parts and supplies and customer financing to dealers, contractors and service companies.

The company maintains distribution centers in Houston (2), Lubbock, El Paso and Oklahoma City, which inventory [Trane residential](#) and [light commercial equipment](#) from 1-25 tons plus a full scope of [HVAC parts and supplies](#). Hunton Distribution can supply almost anything a dealer or commercial contractor needs in his HVAC business - from equipment to ductwork to UV lights to duct tape!

“As a leader in the HVAC Industry we thought that we should take the lead in the construction of LEED Facilities and demonstrate that it is possible to build an Energy Conscious facility that is not cost-prohibitive .”, Richard Hunton President and COO Hunton Group.



Hunton Distribution specializes in the sale of air conditioning products and utilized high efficiency units along with new technology.

Owner: Hunton Group
LEED Consultant: Reihl Engineering, LLC
Contractor: GRA
Architect: TNRG Designs
Commissioning: Reihl Engineering, LLC
Project Size: 111,000 SF
Project Budget: \$4.4 million

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.