



FIRST LEED CERTIFIED BUILDING IN HOUSTON
SPAWGLASS CONSTRUCTION CORP.

CORPORATE OFFICES
HOUSTON, TEXAS
20,000 SF

30% energy savings

34% water savings

78% waste diverted from landfill

LEED® Facts

SpawGlass Construction Corporation
Houston, TX

*LEED® for New Construction
Certification awarded July, 2004*

Silver 35*

Sustainable Sites 9/14

Water Efficiency 3/5

Energy & Atmosphere 4/17

Materials & Resources 5/13

Indoor Environment Quality 9/15

Innovation & Design 5/5

**Out of possible 69 points*

SPAUGLASS CONSTRUCTION CORPORATE OFFICES

Show and Tell

Construction firm constructs their own green office building to show clients how it's done.

PROJECT BACKGROUND

Completed in January 2003, the SpawGlass Construction Corporation's Office Building is the **first LEED Certified Green Building in Houston, Texas.**

SUSTAINABLE SITES (9/14)

An erosion control plan was developed and implemented to protect the stormwater system.

- The site was deemed appropriate for building, based on criteria from the American Farm Trust, FEMA, and US Fish & Wildlife Service.
- A bike rack and shower room are provided for employees who choose not to drive to the office.
- Vegetated swales and bio-retention basins were designed to reduce the rate of stormwater runoff and remove water contaminants.
- An Energy Star compliant roof system and paving surfaces with a high reflectance were specified to minimize heat absorbed on the site.
- Site light fixtures with a defined cutoff are used to reduce light pollution and eliminate direct glare.

WATER EFFICIENCY (3/5)

Native plant species, a low planting density, and a weather monitoring device were installed to help reduce demand for landscape irrigation by 50%.

- Efficient plumbing fixtures were selected to reduce the calculated building water usage by 34% over a conventional building.
- Water-saving fixtures include motion sensor lavatory faucets, waterless urinals, and low-flow kitchen faucets and shower heads.

ENERGY & ATMOSPHERE (4/17)

An independent building commissioning agent confirmed electrical and HVAC performance requirements, preventing any inefficiencies during and after installation.

- The building is calculated to be 30% more efficient than the baseline standard due to building orientation, window protection, a light colored roof, and electrical & HVAC choices.
- All HVAC equipment operates with non-CFC-based refrigerants, preventing the release of ozone depleting gasses.

MATERIALS & RESOURCES (5/13)

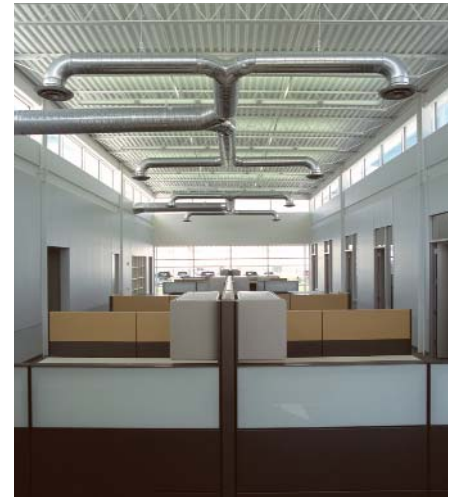
A construction waste and recycling plan salvaged an estimated 78% of the construction debris and created a profit for the project.

- Materials with recycled content include: horizontal concrete surfaces, structural steel, metal studs, gypsum board, carpet, ceiling grid, ceiling tile, windows, canopies, and landscape mulch.
- Products that were manufactured or fabricated locally include: glass, gypsum board, structural steel, roof insulation, metal fascia, ductwork, concrete, millwork, paint, ceramic tile, iron and pvc pipe and fittings, concrete masonry, canopies, and landscape mulch.
- A recycling program was implemented, targeting paper, aluminum, plastic and glass.

INDOOR ENVIRONMENTAL QUALITY (9/15)

The HVAC system is designed to meet or exceed ANSI, SMACNA, and ASHRAE requirements and standards for indoor air quality.

- The owner has implemented a no smoking policy throughout the building.
- The building is equipped with CO² monitors and a direct digital control system.
- Ductwork was cleaned and protected during the construction process to minimize particulate accumulation within the system.
- Products were selected and construction was sequenced to minimize occupant exposure to irritating, odorous air contaminants.
- Windows are located throughout the building to provide daylight and views for more than 75% of all occupied spaces.



Owner: SpawGlass Construction Corporation
Architect & Interior Designer: Kirksey
Contractor: SpawGlass Construction Corp.
LEED Consultant: Kirksey
Commissioning: PDS Group

Photography by Jack Thompson Photography and Aker/Zvonkovic Photography

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.