

# Houston Highlights

1st Edition  
March 2017



## WELCOME TO COTE'S HOUSTON HIGH- LIGHTS

*The Committee on the Environment (COTE) works to advance, disseminate, and advocate - to the profession, the building industry, the academy, and the public - design practices that integrate built and natural systems and enhance both the design quality and environmental performance of the built environment.*

In order to facilitate our goals of disseminating information, COTE has put together these Houston Highlights to discuss and describe the projects, products, and policies that are enhancing the built environment of our city. This quarterly publication invites AIA Houston member architects, designers, and architecture firms to contribute. If you and/or your firm are interested in seeing your work or words featured in a future issue of Houston Highlights contact Rhonda Lowe at [rhonda@aiahouston.com](mailto:rhonda@aiahouston.com).



## HOK Houston Office Case Study:

*In deciding to leave the Williams Tower, leaders of HOK's Houston practice determined that they wanted to move away from a traditional center-core office layout. Instead, they set out to create a workplace that accommodates open offices and collaborative studio space for multidisciplinary design teams. In addition to supporting integrated design, the team wanted to use the renovation to showcase the high-performance, sustainable design that HOK offers clients.*

The new space takes up the 9th and 10th floors of the 1984 Phoenix Tower in the heart of Houston's Greenway Plaza. HOK's interior fit-out for the space recently earned LEED for Commercial Interiors (v2009) Platinum certification.

The space fosters creativity while encouraging interaction, collaboration, and comfort. By making major changes to the base building structure and circulation systems, the design team converted two previously separate floors into a two-story space that allows all occupants to experience open space, daylight, and views to the outdoors. The design raised the ceiling from 9'-6" to 26'-10" at its highest point, with a 12'-10" high curtain wall. A new open stairway connects the previously separated floor plates.

*The open office space provides a variety of workspace options, including bench seating, sit-stands, and informal meeting areas. Huddle and focus rooms are available for small groups and individuals. With a “yours to ours” approach to the workplace, the design reduced the average personal space from 66 square feet per person to 34 square feet. Eliminating private offices further encourages collaboration.*

A design lab - a large, open space with a material library and product display area - can host office and community events. Separated from the main office space, a break area offers the atmosphere of a living room with a large communal table, informal sofas and a TV. Views toward downtown and an adjoining terrace garden, a building amenity open to visitors and building occupants, link people to the outdoors. The museum-like entry, featuring rotating artwork by local artists, creates a design-focused atmosphere to welcome building visitors from the sky lobby. A window provides views into the studio’s model shop. The integrated sustainable design strategies

described below improve employees’ comfort, health, and wellness in a highly sustainable, LEED Platinum workplace.

The project is a prototypical example of climate-appropriate design for a high-performance interior fit-out in the Gulf Coast region. The design team focused on strategies within the scope of the project that they could influence, such as automated sun shades, daylight harvesting, lighting efficiency, and the use of energy-efficient equipment.



## HOK’s LEED Platinum office fit-out

### In this issue:

- 1 HOK Houston Office Case Study
- 2 GULF COAST GREEN 2017  
The Science of Sustainability
- 3 KIRKSEY ARCHITECTURE, CITY, & MAYOR TURNER CELEBRATE  
City of Houston Traffic Operations  
LEED Gold with Ceremony and Green Building Tour
- 4 PACE FINANCING IS AVAILABLE IN HOUSTON!
- 5 HIGH PERFORMANCE SCHOOLS SUMMIT

#### COMMITTEE INFO

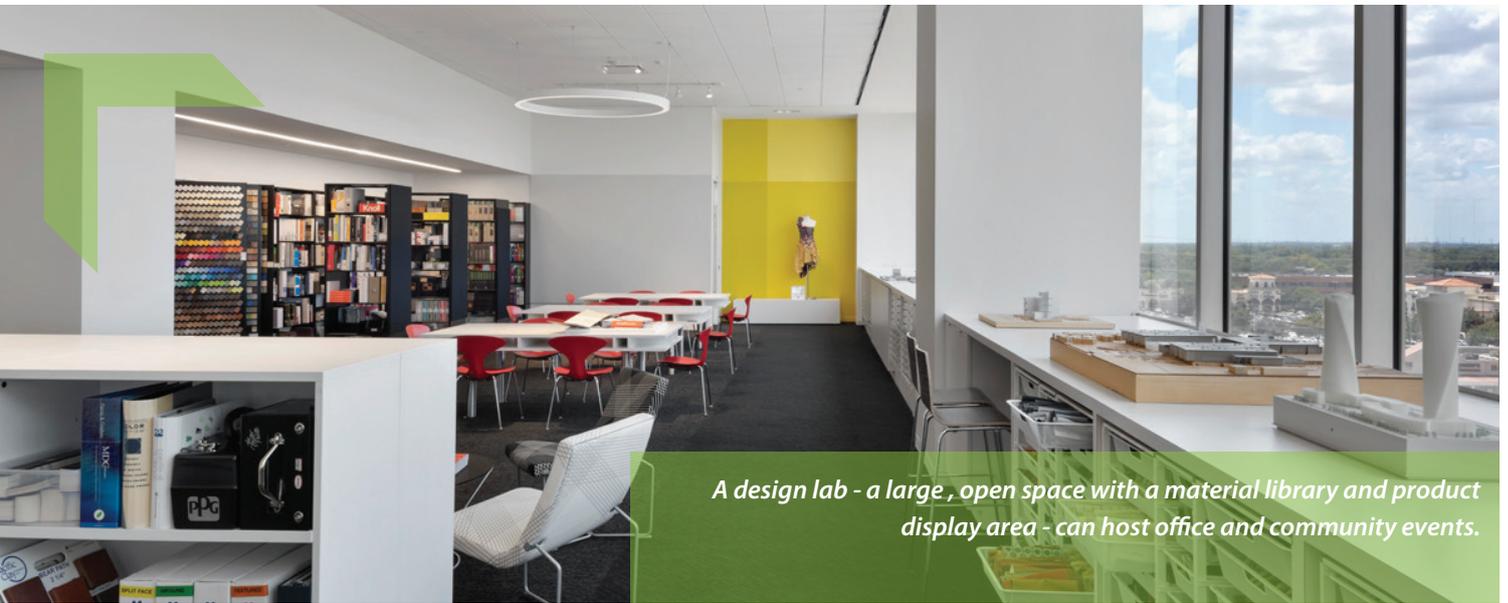
COMMITTEE ON THE ENVIRONMENT

AIA HOUSTON  
2315 Capitol Suite 120, Houston, TX

Staff Liaison: Rhonda Lowe  
EMAIL: rhonda@aiahouston.org

Committee Chair: Jaron Martin  
EMAIL: jaron.martin@hva.cc

Houston Highlights Editor: Caitlin Scott  
EMAIL: caitlin.scott@hva.cc



*A design lab - a large, open space with a material library and product display area - can host office and community events.*

# GULF COAST GREEN 2017

## The Science of Sustainability

*Your Best Monday of the year, just announced.*

*AIA Houston is excited to host its 12th annual Gulf Coast Green Symposium and Green Product Expo at Houston's Health Museum on March 27, 2017!*

*This year's theme, The Science of Sustainability, will feature over 40 experts presenting in the fields of Building Performance, Human Health, Ecological Health, and Citizen Science. Join you peers from all over the Gulf Coast in learning the latest on building science and sustainability, all while earning AIA LUs and GBCI credits!*

*Please visit our website to stay up to date on registration and volunteer opportunities.*

*<https://aiahouston.org/v/site-home/Gulf-Coast-Green-2017/35/>*





# Kirksey Architecture, City & Mayor Turner Celebrate City of Houston Traffic Operations LEED Gold with Ceremony and Green Building Tour

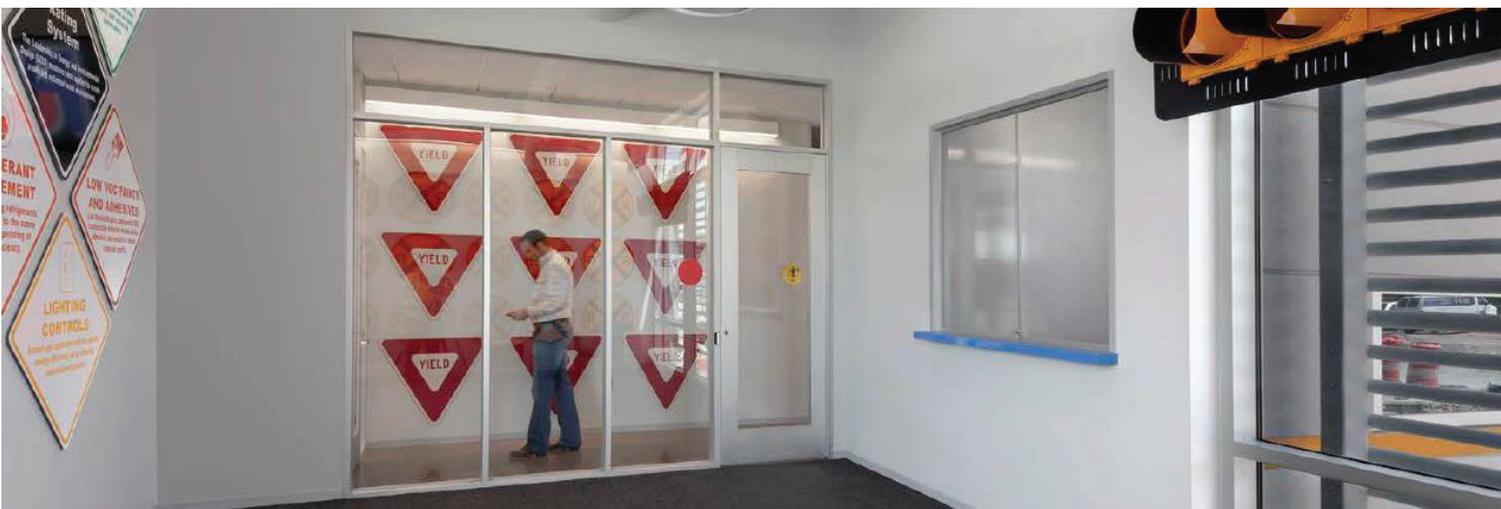
HOUSTON, TX - Mayor Sylvester Turner and City officials joined Kirksey Architecture on Monday, November 28th for the City of Houston Traffic Operations LEED Gold certification ceremony, complete with a building tour to showcase the green features of the new building. Located at 2200 Patterson Street, the City of Houston Traffic Operations building unveiled the LEED Gold plaque at the public ceremony.

Speakers in attendance included:

- The Honorable Sylvester Turner, Mayor, City of Houston
- David MacLean, Chair, USGBC Texas Gulf Coast Region
- Dale Rudick, Director, Public Works & Engineering
- Jeffrey Weatherford, Deputy Director, Public Works & Engineering
- Richard Vella, Assistant Director, General Services Department
- Benito Guerrier, Executive Vice President, Kirksey Architecture

*"I'm excited to see the list of City of Houston LEED certified buildings continue to grow," said Mayor Sylvester Turner. "We are committed to green buildings because they are good for the environment and our community and save the City money. I thank all the partners involved in the design and construction of the Traffic Operations Center and those who helped us achieve a LEED Gold certification."*

The building, designed by Kirksey Architecture, is 23% more efficient than a typical code-compliant building. The goal of the new operations facility was to reflect the energy and movement



of the traffic it orchestrates, while staying true to the City's mission of energy-efficient green building. Incorporation of recycled and re-used traffic elements throughout the space plays a continuous role in the architectural language and building design. Many of the building's features and details are the same yellow as the striping used to detail Houston's roads.

"Kirksey is proud that the City of Houston shares our sustainable vision," said Benito Guerrier, AIA, Executive Vice President at Kirksey. "The entire project team came together to create a high-performing, healthy building that showcases traffic and transportation operations."

More than 88% of construction waste was diverted from landfills due to smart re-use and recycling material. This was due to a successful Construction Waste Management Plan implemented by the contractor, Pepper-Lawson Construction, and creative design ideas from the Kirksey team. Using traffic elements from past to present, the Kirksey team incorporated recycled street sign posts to create an aesthetically pleasing architectural "screen" at the building entrance as a design element. Not only do the sign posts act as an architectural element, but they also serve as fully functioning guardrails and handrails for the docking area.

"We organized each respective space linearly along an exterior pathway/dock to create a continuous flow from one department to another," said Trace Saenz, designer and associate at Kirksey. "The building is orientated parallel to Interstate 10, with its facade designed as an abstract reflection of the continuous movement of the freeway. This inspiration directly influenced the design in its use of color, pattern, and light."



#### FUNCTION + FORM

Not only do the sign posts act as an architectural screen, but they also serve as fully functioning guardrails and handrails for the docking area.



## CITY OF HOUSTON TRAFFIC OPERATIONS GREEN BUILDING FACTS:

### Energy Efficient & LEDs:

This building is 23% more efficient than a typical code-compliant building. Like the City's traffic lights, all light fixtures in the building are LEDs, which have reduced interior lighting use by 45% and exterior lighting use by 75%.

### Occupancy Sensors:

Occupancy sensors within the building shut off lights when the offices and workrooms are not in use.

### Natural Daylight:

The building is lit by solatubes, which are cylindrical skylights that allow natural light to penetrate the space. Other rooms are lit by traditional skylights. The location of these solatubes and skylights was strategic by design, to ensure that 96% of regularly occupied areas have access to natural daylight.

### Local Materials / Recycled Content:

21% of the building material value was from products that were extracted and manufactured locally. The steel used in this building contributes to the total 22% recycled content.

### Waste Diverted from Landfills:

88% of construction waste was recycled and diverted away from landfills. This was owing to a successful Construction Waste Management Plan implemented by the contractor, Pepper Lawson.

### Healthier Indoor Air Quality:

Low-emitting adhesives, sealants, paints, flooring and composite wood help ensure clean and healthy indoor air throughout the building. During construction, the contractor took measures to ensure that the HVAC system and other components would be kept clean and free of airborne contaminants such as dust and off-gassed chemicals.

### Stormwater Solutions:

100% of the stormwater that runs off the site is treated to improve its quality before it is discharged into the local stormwater infrastructure. 100%!

### Minimized Water Use for Landscape:

Landscaping for this project is largely unirrigated, and the irrigated portions use highly efficient controllers and drip irrigation. Water usage was minimized by 86%.

### Efficient Plumbing:

Low-flow plumbing fixtures reduced indoor water consumption by 39%, when compared to a typical building.





# TEXAS PACE AUTHORITY

## PACE financing is available in Houston!

*Interested in upgrading your commercial property with energy/water efficiency and renewable technologies but lack the needed capital?*

A new financing option, PACE (Property Assessed Clean Energy), enables commercial property owners to obtain affordable, long-term loans covering up to 100% of the cost for energy efficiency and water conservation technologies. PACE secures private financing for a term as long as the projected useful life of the improvements, resulting in utility cost savings that exceed the amount of the repayment.

You can modernize your commercial property without fear of over-investment because if you sell the property, the PACE loan repayment obligation transfers with the property to the new owner.

The PACE statute restricts use of PACE financing on multifamily homes under 5 units and on state owned property.

PACE complements utility and manufacturing rebates, tax credits and other incentives.

Your convenient PACE loan assessment can include:

- cost of materials and labor necessary for the installation of a qualified improvement
- permit fees
- inspection fees
- lender fees
- program development and engineering fees
- independent third party reviewer audit fees, including verification fees
- any other fees or cost that may be incurred by the property owner incidental to the installation, modification, or improvement
- legal, consulting, and other fees on an actual cost basis
- changes to the existing property incidental to the installation

For more information, contact Texas PACE Authority to discuss your potential PACE project or to learn more about establishing a PACE program in your community.

**Toll Free: 1-855-738-PACE**

**[www.TexasPACEAuthority.org](http://www.TexasPACEAuthority.org)**

**[Admin@TexasPACEAuthority.org](mailto:Admin@TexasPACEAuthority.org)**

*Are you interested in seeing every K-12 school in the Greater Houston / Gulf Coast region be a green, sustainable, High Performance School?*

*Do you want to see our children and teachers in a healthy, 21st Century Learning Environment?*

## High Performance Schools Summit

Presented by: USGBC Texas Gulf Coast Region

Thursday, September 28<sup>th</sup> 7:30 am – 1:30 pm

Houston Zoo

Brown Education Center

Register Now!

Receive **Early Bird Pricing** Before Aug 28<sup>th</sup>

\$65/\$75

<http://tinyurl.com/zxz5tpo>



Then please join the US Green Building Council Gulf Coast Chapter, HISD and our venue sponsor, the Houston Zoo for the High Performance Schools Summit on Thursday, September 28, 2017, to be held at the Houston Zoo. Come and join the conversation to build the coalition that will advocate for the design, construction, funding and operation of High Performance Schools in the 23 Independent School Districts in the Gulf Coast region.

**CALL FOR VOLUNTEERS:** The USGBC needs your help in building momentum, contacting area school districts and the target audience, and soliciting sponsorships for the Summit.

Please join us at our next meeting **Thursday, March 16** at the **Green Building Resource Center** 9:30 to 11 am or contact Caroline Kostak, USGBC Schools Committee Chair at: [caroline.kostak@gmail.com](mailto:caroline.kostak@gmail.com). There is also a conference call in number available for those that cannot get to the meeting.