



# GREEN BUILDING TOURS

November 8, 2013



## LEED® Facts

Houston Parks & Recreation Department  
Headquarters  
Houston, TX

LEED for New Construction v. 2.2  
Certification Awarded March 2011

**Gold 40\***

Sustainable Sites 9/14

Water Efficiency 1/5

Energy & Atmosphere 7/17

Materials & Resources 8/13

Indoor Environmental Quality 10/15

Innovation & Design 5/5

\*Out of a possible 69 points



## Houston Parks & Recreation Department Headquarters

Houston, Texas

### LEED for New Construction

**15%** New Recycled Material or Material with Recycled Content

**18%** Above baseline energy performance

**33%** Reduction in Water Use

**82%** Occupied Space with Natural Light

**100%** Building Shell Reused

## Green Building Tours

# Houston Parks & Recreation Department Headquarters A New Resource from the City of Houston

### PROJECT DESCRIPTION

The Gragg Building was designed in the late 1950s by noted Houston architecture firm MacKie & Kamrath, and exhibits the influence of notable American architect Frank Lloyd Wright. Built by the Farnsworth and Chambers Construction Company as their suburban corporate office building, Gragg then served as a temporary headquarters for NASA in the early 1960s. Since 1976 the Gragg Building has housed the Headquarters for the City of Houston Parks and Recreation Department. This gem of a building exemplifies the Wright-influenced architectural style and development pattern popular in the mid-twentieth century.

Gragg has been listed on local, state and national historical registries, has been featured in Texas Architect, and has garnered design awards from Texas Construction (Best of 2010), a Good Brick Award from the Greater Houston Preservation Alliance and most recently the 2013 Heritage Award from the Urban Land Institute. This project also achieved LEED Gold certification.

### SUSTAINABLE SITES (9/14)

The project is located within ½ mile of residential development and 10 basic services.

### WATER EFFICIENCY (1/5)

Water use is reduced by 33% from baseline by installing low flow fixtures in restrooms and kitchen areas that provide flow rates depending on usage.

### ENERGY & ATMOSPHERE (7/17)

The building performs 18% better than baseline models for energy efficiency. ■ All lighting is low energy (fluorescent), and is installed and controlled to minimize energy use. ■ Selection of refrigerant for the HVAC system that reduces emissions of Hydro Fluorocarbons - compounds present in HVAC refrigerant that are known to increase ozone depletion and contribute to global warming. ■ HPARD designates through energy contract with provider that 70+% of building's energy is Green Power.

### MATERIALS & RESOURCES (8/13)

HPARD is participating in the City of Houston recycling program. ■ Reduction of environmental impact by reusing 99% of the existing walls, floors and roof. ■ Reduction of construction waste and diversion of waste from the landfill through segregation of the waste stream. ■ 15% of all new material is either recycled or made with recycled content reducing the demand for virgin materials and reducing waste. ■ A multitude of finish materials count toward the recycled content credit which stipulates that at least 10% of the total value of materials in the project must be post consumer recycled content plus half post-industrial recycled content. ■ A minimum of 50% of the wood-based materials and products used for wood building components are certified in accordance with the Forest Stewardship Council (FSC) Principles and Criteria.

### INDOOR ENVIRONMENTAL QUALITY (10/15)

Smoking is prohibited in the building. ■ An Indoor Air Quality (IAQ) Management Plan was developed and implemented during construction. ■ Low VOC (volatile organic compounds) were used, which includes adhesives, sealants, paints, coatings, carpet systems, composite wood, and laminate adhesives to improve indoor air quality. ■ Individual offices as well as community areas have been equipped with motion sensors to control the lighting and reduce waste of electricity. ■ All new window units are 1+insulated glass panels with a low U-value coating to decrease heat gain while allowing maximum view. Open-celled spray foam insulation was utilized in all exterior wall cavities and under roof conditions to maximize seal quality and R-value. ■ Improved occupant comfort by providing a connection between the indoor and outdoor space through increased views to the outside, and increased natural lighting including the addition of new light monitors in public spaces. 82% of all occupied space is filled with natural lighting.

### INNOVATION IN DESIGN (5/5)

70+% in lieu of 35% of the building electricity is from renewable sources. ■ Implementation of a Green Housekeeping program. ■ Development and implementation of an Education Outreach Program.

We are honored as a department to have such a wonderful historic building for our office.+

Joe Turner  
Houston Parks and Recreation  
Department



**Owner:** City of Houston  
**Architect:** HarrisonKornberg Architects  
**Structural Engineer:** Concept Engineers  
**MEP Engr.:** Infrastructure Associates, Inc.  
**Food Service:** Worrell Design Group  
**Commissioning Authority:** Rennell Associates  
**Contractor:** COH Parks & Recreation Dept  
**Project Size:** 40,755 SF  
**Project Cost:** \$14,000,000  
**Completion:** 2009  
**Photography:** Mike Stravato (Front)  
Jeff Fitlow (Above)

### 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](http://www.usgbc.org) and the Greater Houston Area Chapter of USGBC at [www.usgbcchouston](http://www.usgbcchouston) to learn more about how you can make LEED work for you.