



Mickey Leland Federal Building

Houston, TX

In 2011, Gensler, Gilbane and the General Services Administration (GSA) collaborated to renovate the Mickey Leland Federal Building, an occupied 23 story building in downtown Houston, Texas. The project utilizes the design-build process to establish a new standard in sustainable renovation, featuring: high-performance exterior cladding, an inviting lobby, and modernized mechanical and lighting systems. Energy conservation and long-term energy cost savings are essential components of the design team's commitment to environmental stewardship.

Annual Savings Statistics

(compared to an average building EPA rating of 50)

* Energy Savings = 14,585,614 kBtu = 43%

* CO₂ Savings = 2,428 tons = 43%

- 23 story, 378,565 gsf office building with pedestrian plaza
- ENERGY STAR Design Rating = 89
- Energy Targets achieved using extensive energy modeling:
 - Energy Use Intensity (EUI) = 52 kBtu/Sq.Ft./Yr*
 - Energy Cost of \$1.99/Sq.Ft. or \$752,502 annually
 - LEED - 50% more efficient than ASHRAE 90.1 2007.**
 - Energy Independence & Security Act 2007 - 35% reduction in energy consumption***
 - Recovery Act High Performance Database: - 40% reduction in energy use***
- Targeting LEED Gold
- High efficiency VAV system
- Enthalpy recovery wheel
- Green roof surfaces
- 35% projected reduction in water use
- 75% of construction waste diverted from landfill
- Innovation point for structural performance-based design for wind loads

* Section 11 **Appendix G ***FY 2009 *** FY 2003

