

Leadership in Energy and Environmental Design (LEED)
Oak Park Office Center II
A Development of Myers, Crow & Saviers, Ltd.

LEED is a term used by the U.S. Green Building Council (USGBC). The LEED (Leadership in Energy and Environmental Design) Green Building Rating System® is a voluntary national standard for developing high-performance, sustainable buildings. LEED buildings are environmentally friendly, energy efficient and promote occupant productivity based on improved indoor air quality.

Oak Park Office Center II has been pre-certified by the USGBC to meet the LEED® Core and Shell (LEED-CS) requirements for the design and construction methods. Based on our design, the development meets requirements to achieve a Certified level LEED rating. As a participant in the LEED-CS Pilot Program, Oak Park Office Center II to our knowledge, is **the first purely speculative office building to ever be pre-certified in Houston, and among the first in the United States.**

Special features of Oak Park Office Center II include:

- Improved energy efficiency of 20% of the State Code based on highly efficient heating and air conditioning systems, building envelope and lighting systems
- Improved indoor air quality due to monitoring capabilities and finishes selected for the building such as low-emitting carpet, paint, and adhesives
- An estimated 20% reduction in water use
- White reflective roof to minimize interior heat absorption/heat islands
- All concrete parking lots to reduce exterior heat absorption/heat islands
- Oversized dual pane, insulated windows to improve building envelope efficiency
- Abundance of natural light throughout the interior of the workspace
- Use of recycled materials and an ongoing recycling program
- Integrated pest management programs and green cleaning programs that minimize interior pollutants
- Ongoing carbon dioxide monitoring
- 75% reduction in construction waste
- Use of local / regional materials
- Forest Stewardship Council Certified wood products
- No CFC's, HCFC's that contribute to ozone depletion and global warming

Benefits to the User / Occupant include; among others:

- * Superior indoor air quality for maximum employee comfort and productivity
- * An estimated 19.7% reduction in the electric expense to cool the common areas of the building
- * An estimated 20% reduction in the water bill
- * An estimated 20% reduction in the gas bill
- * A healthier indoor environment due to a reduction in emissions from paint, carpet, and adhesives
- * **A sense of corporate leadership by employers, employees, and customers in the areas of environmental sensitivity and sustainability.**

Sustainability – the act of living sustainably, as an individual and as a society. If an activity is sustainable, it preserves biodiversity and natural ecosystems, and it can go on forever without compromising the ability of future generations to lead a quality life.