

## PROJECT PROFILE

### WILLIAMS TOWER

HOUSTON, TEXAS – 1,483,308 GSF

**100%** Durable Goods Waste Recycling

**25%** Green Power

**36%** Water Use Reduction

**38%** More Energy Efficient than the National Average

#### LEED® Facts

Williams Tower  
Houston, Texas

LEED® for Existing Buildings; Operations and Maintenance Certification awarded November 17, 2009

**Gold 55**

Sustainable Sites 5/12

Water Efficiency 6/10

Energy & Atmosphere 19/30

Materials & Resources 6/14

Indoor Environmental Air Quality 12/19

Innovation in Operation 7/7

# Williams Tower

## PROJECT BACKGROUND

The 64-story office tower, designed by renowned architects Philip Johnson and John Burgee of New York, completed construction in 1982 by Hines and is home to their corporate headquarters. Rising from a five-story base, Williams Tower spans nearly one-sixth of a mile from street level, a total of 909 feet. The tower represents a combination of elegant lines of the past with the polish of today's materials and is the tallest building in the nation outside of an urban center. Reflecting Hines' guiding principles- which state that Hines will strive to be the industry leader in sustainability- the LEED Gold certification of their corporate headquarters is symbolic of their green commitment.

## SUSTAINABLE SITES (5/12)

Williams Tower implemented an exterior maintenance and outdoor integrated pest management plan which greatly reduced the use of chemicals and non-biodegradable detergents, and managed water runoff to minimize possible contaminants in water returning to ground and/or entering our bayous. ■ The paved surfaces surrounding the building are highly reflective paving material with a Solar Reflectance Index (SRI), greatly reducing the concrete heat island effect on our city. ■ 10% of all building occupants use an alternative method of commuting to and from work.

## WATER EFFICIENCY (6/10)

Williams Tower has a system of meters and sub-meters on the water-using systems in the building, allowing for effective tracking of water use and detection of leaks within the systems, minimizing waste of potable water. ■ Converting to high efficiency water fixtures reduced water consumption by nearly 4.5 million gallons per year. ■ A "water chemical treatment plan" is utilized for the building HVAC system which not only allows for the efficient use of water, but also ensures systems are performing at optimum efficiency; therefore using less energy.

## ENERGY & ATMOSPHERE (19/30)

With an energy star score of 88, Williams Tower is 38% more efficient than if it were operating at the national average for energy performance. ■ An extensive commissioning process was undertaken to determine what building systems could be operated more efficiently or upgraded to maximize energy efficiency. ■ Green power Renewable Energy Certificates were purchased for 25% of the buildings energy use for a span of 2 years, and funds the development of green power (solar, wind, etc). ■ Carbon emissions were reported by the building to a third party to prove the buildings reductions of green house gasses beyond the national average.

## MATERIALS & RESOURCES (6/14)

The property currently recycles paper, cardboard, aluminum, plastic, glass, light bulbs, and durable goods such as computers, monitors, copiers, microwaves, furniture, etc. ■ 100% of the building's "durable goods" were either reused or recycled, therefore diverted from going into a landfill. ■ Where possible, Williams Tower uses low-mercury content light bulbs. ■ Construction events are monitored at the building to make sure the proper supplies are being purchased, that the waste is being sorted and recycled, and that building tenant indoor air quality is not being compromised.

## INDOOR ENVIRONMENTAL QUALITY (12/19)

A comprehensive high performance green cleaning program is in place at Williams Tower, and cleaning effectiveness is tracked regularly to ensure that the policies and products are being used correctly. ■ Of the building tenants, more than 50% of individual offices, multi-occupant workspaces, and meeting/conference rooms have individual lighting controls and views to the outdoors while seated and working. As a result, tenants experience a reduction in absenteeism, and an increase in productivity.

## INNOVATION & DESIGN (7/7)

In addition to their many "exemplary performance" credit achievements, Williams Tower received a special "Innovation in Operations" credit with their Hines Green Office education program, helping tenants understand how they can contribute to reducing their carbon footprint and operating "green".



Owner: **Hines REIT**

Manager: **Hines**

LEED Consultant: **Kirksey**

Engineering & Commissioning: **TMD**

Photography by: **Aker/Zvonkovic Photography**

## ABOUT LEED® and ENERGY STAR

The LEED® Green Building Rating System™ offered by the U.S. Green Building Council is the national benchmark for the design, construction, and operations of high-performance green buildings. An ENERGY STAR qualified facility meets strict energy performance standards set by EPA and uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than its peers.

