

BP Project Rodeo — IST Building Helios Plaza Houston, TX

Client

BP North America Corporation, Inc.

Value

Confidential

Completion

2010

Assignment

Construction Management

Awards

2008 Top Texas Projects — Ranked 37

Texas Construction



Bovis Lend Lease is managing the redevelopment of the BP America Houston Westlake Campus, consisting of multiple projects, which will allow BP America to double its current 5,000+ employees.

New facilities, including the BP Project Rodeo – IST Building Helios Plaza, a six-story, 400,000 square foot trading facility for the BP Integrated Supply & Trading business unit, will be designed and constructed to meet LEED™ (Leadership in Energy and Environmental Design) Green Building Rating System® certification — Gold and Platinum levels, which are in compliance with the BP America corporate sustainability initiatives.

Key sustainability elements of the BP Project Rodeo – IST Building Helios Plaza include:

- A high-performance exterior skin comprised of curtain wall with sunshades, a concrete superstructure with steel-framed long span sections through the building's center to allow for 30-foot ceiling heights in the trading floor areas
- Combined heat & power plant generating electricity and chilled water at the site

- A 400,000-gallon water storage tank to collect harvested rainwater, which will be used for irrigation, flushing toilets and cooling tower make-up water
- Proposed photovoltaic panels
- Green roof.

Additional sustainable elements include:

- Reduced Impact on the community
 - Diesel-powered equipment retrofitted with diesel particulate filters and use low sulfur diesel
 - Signage and operator training to curtail unnecessary truck idling
 - Special noise-mitigating construction fence
 - Impact equipment filled with mufflers or noise blankets
 - Concrete wash-off water treated before being discharged into the storm sewer.
- Reduced usage and waste
 - Targeting 95% (by weight) diversion of construction and demolition waste from landfill
 - Filter and reuse of dewatering and pumped surface water on site

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- Use of compact fluorescent lamps for temporary site lighting and non-essential lighting turned off during non-working hours
- Sustainable Industry Practices
 - 20% of construction materials from regional resources
 - 5% of construction materials manufactured of rapidly renewable material
 - 50% of the wood material originates from Forest Stewardship Council certified forests
- Water Conservation
 - Storm water collection and treatment system
 - Low flow toilets
- Indoor Environment Quality
 - Under floor air delivery system
 - Cable, telephone and electrical wiring distributed under an "access floor"
 - Use of low-VOC (low odor) adhesives, sealants, paints and coatings
 - No wood products produced with urea formaldehyde-based resins
 - Developed and implemented a Construction IAQ Management Plan, as well as a Moisture Mitigation and Mold Prevention program
- Reduced Costs and Carbon Emissions
 - Targeting 42% better energy performance than ASHRAE-90.1-2004
 - Cogeneration, generating electricity and hot water
 - Enthalpy wheel for "free" outside air dehumidification
 - Premium efficiency chillers and equipment
 - Daylight dimming and occupancy sensor controlled lighting
 - High-performance window systems
 - Photovoltaic (solar) panels
 - Validation of mechanical, lighting and domestic water system by a third-party commissioning authority
 - Light-colored, highly reflective roof