

COMMERCIAL REAL ESTATE



RENDERING COURTESY OF LLEWELYN-DAVIES SAHNI INC.

Houston Community College Central campus includes park area that will benefit Midtown.

HCC projects will bring benefits to nearby urban neighborhoods

The architecture firm of Llewelyn-Davies Sahni Inc. is working with Houston Community College on projects on nine different campuses involving, to date, \$40 million in property acquisition and more than \$300 million in actual campus improvements. Upon completion, those HCC campuses will each have a 20,000-square-foot library, open to the public, with free Internet access among its many amenities.

Some of the campuses will have retail amenities; all will have attractive open space.

"These campuses become more than mere learning centers. They are nuclei

for healthy, growing urban activity," says Randhir Sahni, president of Llewelyn-Davies Sahni.

The architecture and urban design firm's current work on the HCC Central campus includes construction of the new HUB building (a central learning center), which will house student services and the main library; the future renovation of the historic San Jacinto High School building, around which the campus was originally built; and creation of the Star Plaza, the campus' largest green space, which will double as a park for Midtown residents. ■

Thora Qaddumi

BOMA's green bandwagon fills with firms active in Houston

BY THORA QADDUMI
HOUSTON BUSINESS JOURNAL

Houston-based real estate companies are among companies nationwide that have accepted the Building Owners and Managers Association International's 7-Point Green Challenge.

Benchmarks in the 7-Point Challenge are:

- Decrease energy consumption by 30 percent across portfolios by 2012.
- Employ the Energy Star metrics to benchmark energy performance and water usage.
- Provide education to engineers, owners and operators.
- Perform energy audits to implement low-risk and low-cost strategies.
- Improve operations and building maintenance systems.
- Through leadership, help reduce the industry's role in global warming.
- Become leaders and solution providers in environmental and operational issues to owners and tenants.

BOMA presented the challenge to members of the commercial real estate community nearly a year ago.

A list of 23 BOMA member companies endorsing the 7-Point Challenge published in *The BOMA Magazine's* May/June 2008 issue includes Houston-based Hines Interests Ltd., Metro-National Corp. and PM Realty Group. (The list was current as of April 14.)

CB Richard Ellis Inc., Crescent Real Estate Equities LP, Cushman & Wakefield of Texas Inc., Transwestern and Stream Realty Partners LP are among other companies listed as having endorsed the challenge.

According to "BOMA's Green Guide," which highlights some of the early adopters of the 7-Point Challenge and

examines the strategies they are using, Hines' sustainable real estate portfolio includes 60 million square feet of Energy Star-labeled buildings and 35 million square feet of Leadership in Energy and Environmental Design-certified, pre-certified or registered projects.

"Every PM Realty Group regional office (21 in all) has established a representative to the U.S. Green Building Council," the BOMA report says.

Jimmy Gunn, president of property services at PM Realty Group, says in a recent news release that his firm is currently involved in LEED certification with 18 buildings. The company is also undertaking the task of developing an internal training program on LEED programs and U.S. Green Building Council efforts for all property services personnel, including managers, engineers and administrative staff.

Dave Pogue, senior managing director of asset services in the Western Region for CB Richard Ellis, points out in the BOMA report that CBRE announced its "commitment to become carbon neutral by 2010" shortly before the 7-Point Challenge. The challenge "validated what we were doing," he says.

The next steps for the company include stressing recycling, he adds.

"We're introducing a robust recycling program and have made a major commitment to the Environmental Protection Agency's Change a Light program. We're also working with the U.S. Green Building Council to get a significant number of our managed office portfolio LEED certified," he says.

"I've been in the business a long time," he says, "and I've never seen a movement or initiative go forward with such speed and power." ■

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