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FRAMEWORK

— AT BLOCK 10 —

Directly Off of I-10 West @ 10496 Katy Freeway, Houston, TX 77043

Pioneering a Sustainable Houston

Hicks Ventures introduces one of Houston’s first mass timber office building that will bring cutting edge **Net Zero, Carbon Neutral**, Class A office space to the city’s rapidly growing Central West corridor.

Net zero buildings are pillars in the race to reduce global carbon emissions. By leveraging renewable energy sources, efficient design choices, and carbon offset strategies, the next generation of buildings can achieve net zero energy status, and produce enough clean energy to compensate for the structures’ annual energy consumption.

We understand that the largest single source of carbon output from buildings comes from their embodied carbon – the production and transportation of products and materials. Mass Timber presents a sustainable material solution to the issue of embodied carbon.

Mass Timber is becoming a critical element in sustainable building.

Reducing the detrimental impact from embodied carbon is key to our strategy, and is the main reason Mass Timber is becoming a critical element in sustainable

building. Its combination of fire resistance, structural integrity, and environmental attributes makes timber buildings a very attractive option. Recent mass timber buildings, for example, weigh up to 20% less than comparable concrete buildings. This reduces their foundation size and embodied energy, according to the Mass Timber Code Coalition. In addition, mass timber elements can be installed quickly on-site, with added benefits like reduced construction time, traffic, and noise. Waste is also minimized.

Of course, Mass Timber construction is only one of ten strategies we intent to implement in the design and construction of this building. Other sustainability strategies that are no less important include optimizing for passive performance, generating and storing clean energy on site, building a 100% electric building, and collecting and reusing rainwater on site.

The building's signature east and west facades not only adds visual interest, but also reduces solar gain

by as much as 35%, when compared to similar office buildings on the market.

On the interiors, the building once again features mass timber prominently, as well as other cutting edge and energy efficient systems such as premium HVAC, loops, ultra-efficient lighting, as well as unique interior planting moments designed to improve air quality, sequester carbon, and bring the outdoors inside.

By prioritizing holistic systems rather than localized solutions, and by considering resilient and sustainable materials from the start, we can achieve absolute design efficiency in this building from the inside out.



OUR TEAM



Patrick Hicks
Principal

Patrick founded Hicks Ventures in September 2007 after serving as Senior VP/Principal for Metro National Development for 3 1/2 years. He has more than 35 years of experience in the commercial real estate industry.

Hicks principles have over \$2 billion dollars' worth of transactions and developments in the office, healthcare, hospitality, and retail sectors.



Rives Taylor
Global Resilience Research Lead

Rives Taylor FAIA is a Texas licensed architect, practicing and educator. Rives specializes in the 'why' and 'how' of sustainable design, including students, faculty, professionals, public officials and the general public.



Jerry Alexander
Global Brand Practice Leader

With more than 30 years of graphic, package, and brand design experience coupled with an architectural background, Jerry brings a holistic approach to every client's brand.



Maria Perez
Climate Action & Sustainability Leader

As the South Central Regional Sustainable Design Leader, Maria's responsibilities include assisting clients with sustainability consulting, LEED assessments and Green Building Cost Analysis.

Leading the Industry Toward Net Zero

A recent study led by the Gensler Research Institute found that **72%** of adults in the U.S. believe that climate change is an urgent issue, but **only 18%** feel as though their communities are prepared to tackle it. We touch over **1.25 billion square feet** every year.

We are leading the industry to change the industry.





RENDER
PERSPECTIVE

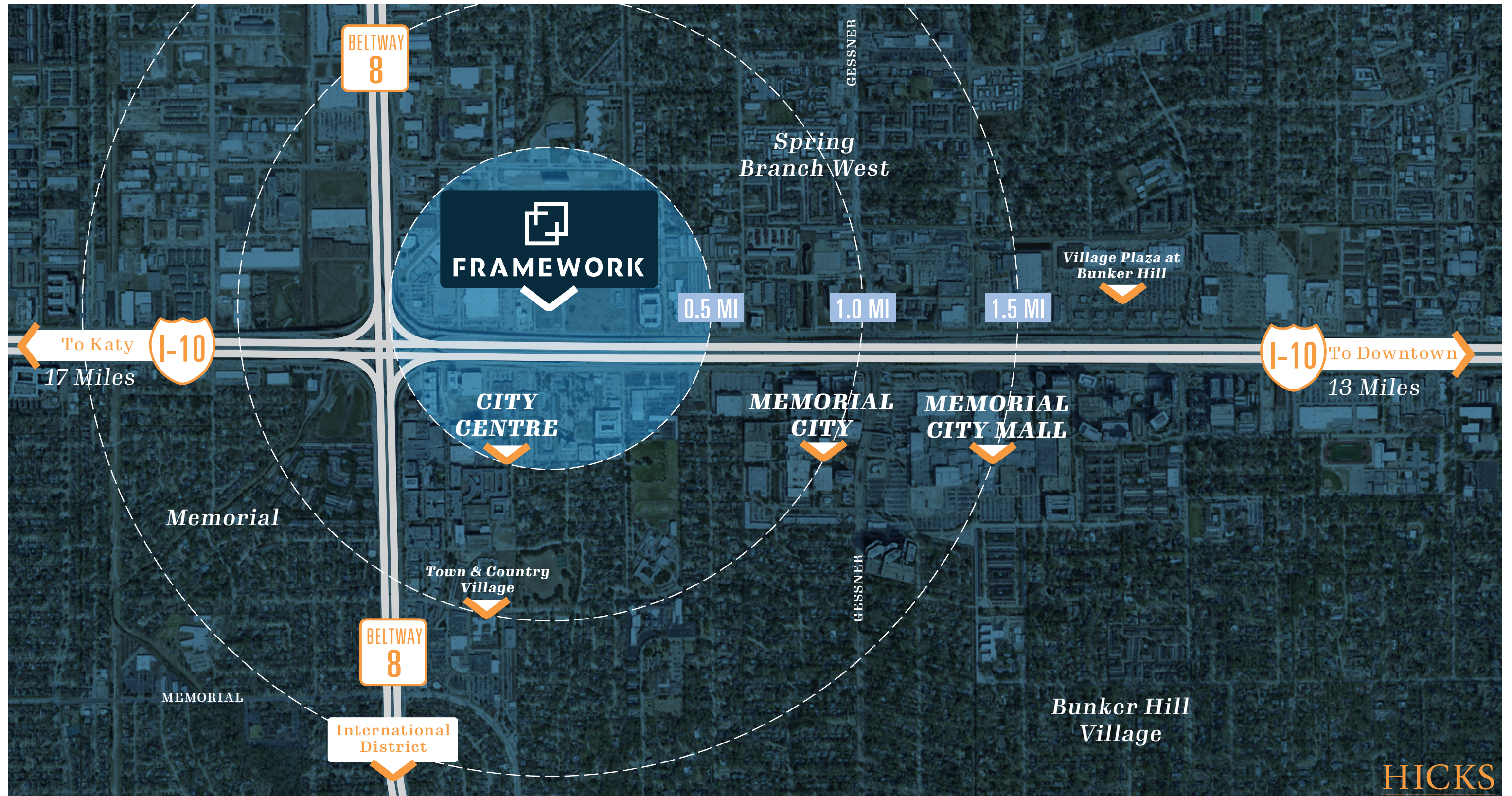


HICKS
ventures

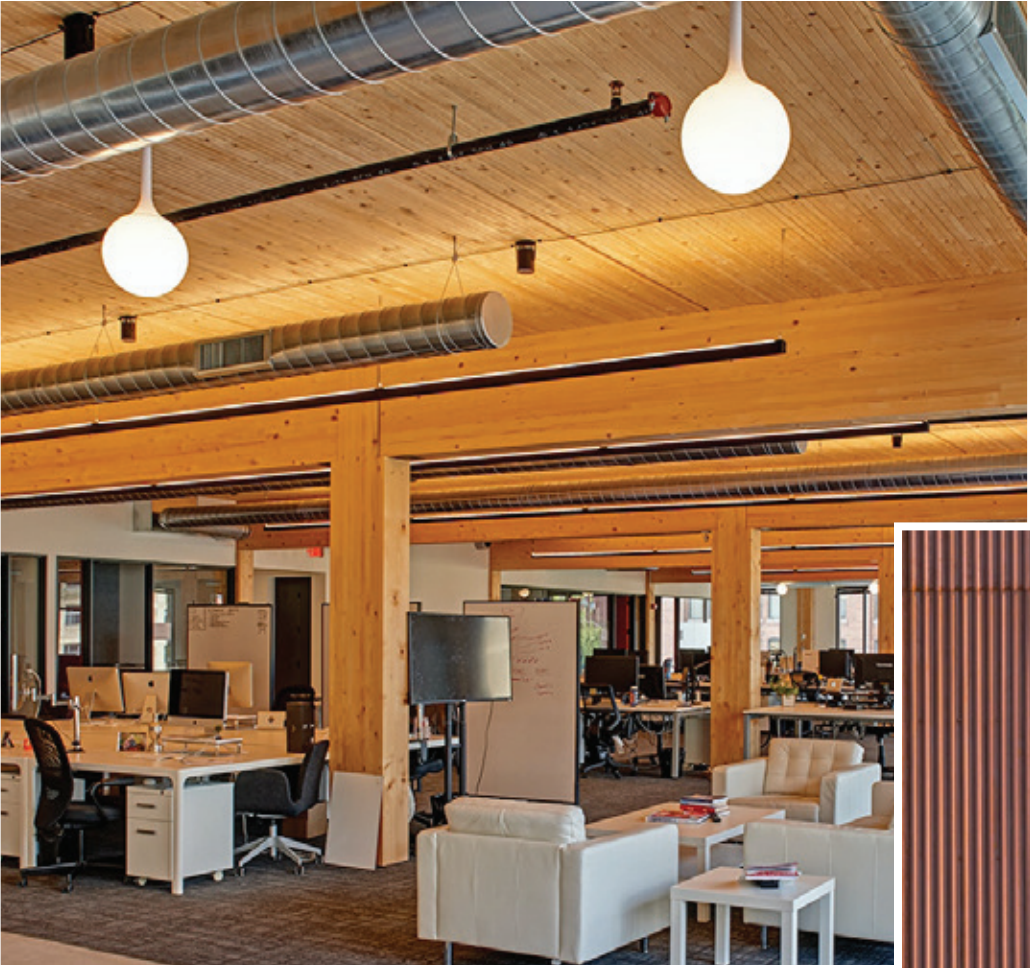




Market Context



FIRST MASS TIMBER BUILDING IN CENTRAL WEST HOUSTON



Sustainability 10-Point Plan

1.

Prioritize Low-Carbon Materials

Mass Timber, CLT, low carbon steel, concrete, flooring, ceilings, and wallboard.

2.

Optimize Passive Performance

Orientation, window-to-wall ratio, thermal mass, operable windows, daylight, F2F height, expanded temperature operating band, and balconies

3.

Generate and Store Clean Power On-Site

Generate and store clean power on-site with PV, BIPV, Solar Thermal, and plenty of Battery storage.

4.

Embrace Lower Carbon Construction

Modulated design elements and mass timber construction can reduce the construction time and overall carbon emissions.

5.

Specify Energy Efficient Everything

LED lighting, Energy Star equipment and appliances, regenerative elevators, heat pumps, DC/flow voltage network.

6.

Design for Smart Operations

Sensors, Controls, interactive grid, demand response vehicle to grid connectivity.

7.

Bring on the Plants

Design, construct & maintain interior plantings and exterior landscapes to maximize healthy air and carbon sequestration opportunities.

8.

Design to Use Carbon-Free Energy

Go all electric, ground source, heat recovery. Eliminate oil and gas. Always be on the lookout for new innovative technologies.

9.

Source Certified GHG Free Energy

Enter into long-term purchase contracts with local utilities, new renewable energy PPAs.

10.

Offset the Rest

Purchase Gold certified carbon offset credits to offset the remaining operating and embodied carbon footprint.

Three Building Design Pillars

1.

Prioritize Low Carbon Materials

Mass Timber, CLT, low carbon steel, concrete, flooring, ceilings, and wallboard.



2.

Optimize Passive Performance

Orientation, window-to-wall ratio, thermal mass, operable windows, daylight, expanded temperature operating band, balconies and F2F height.



3.

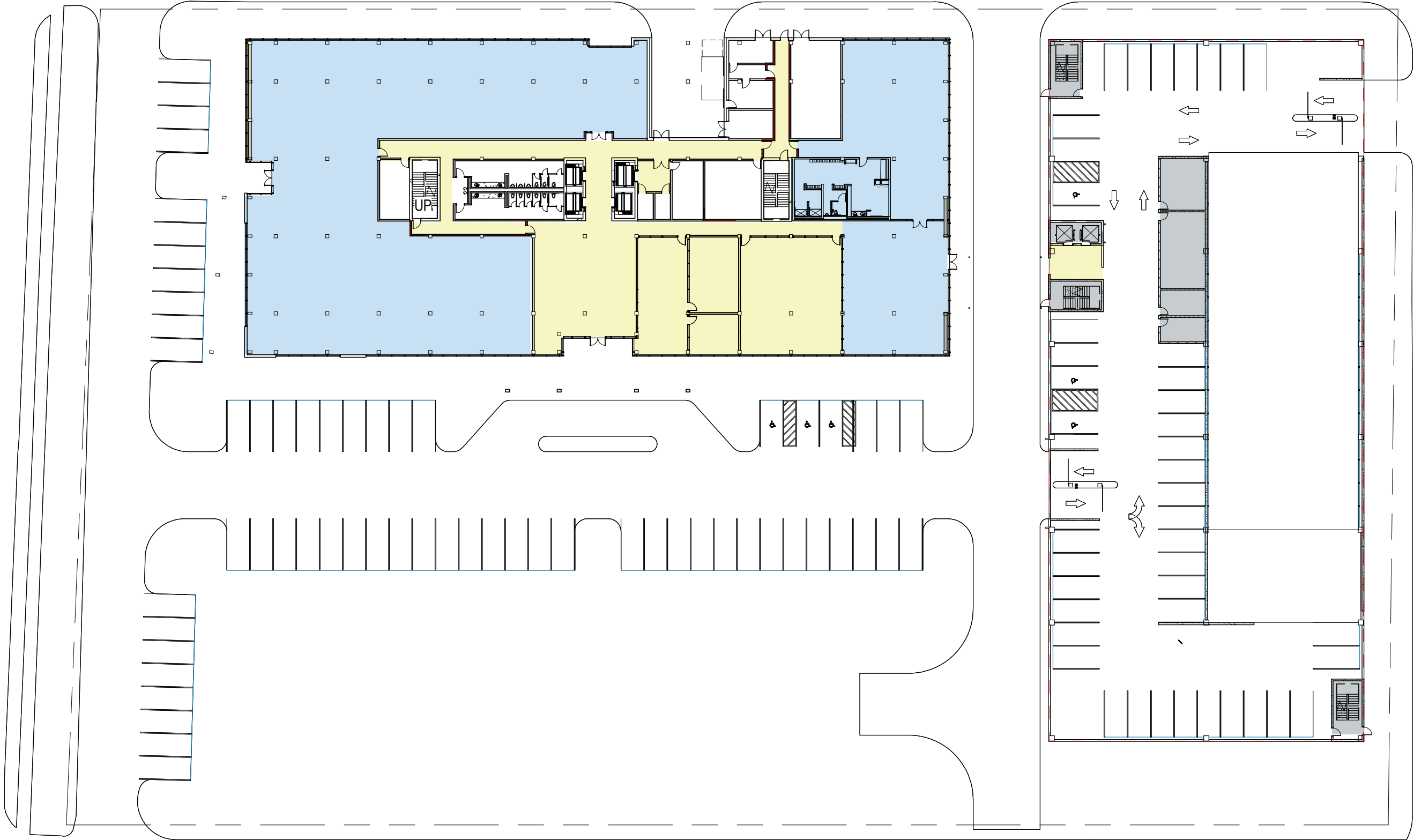
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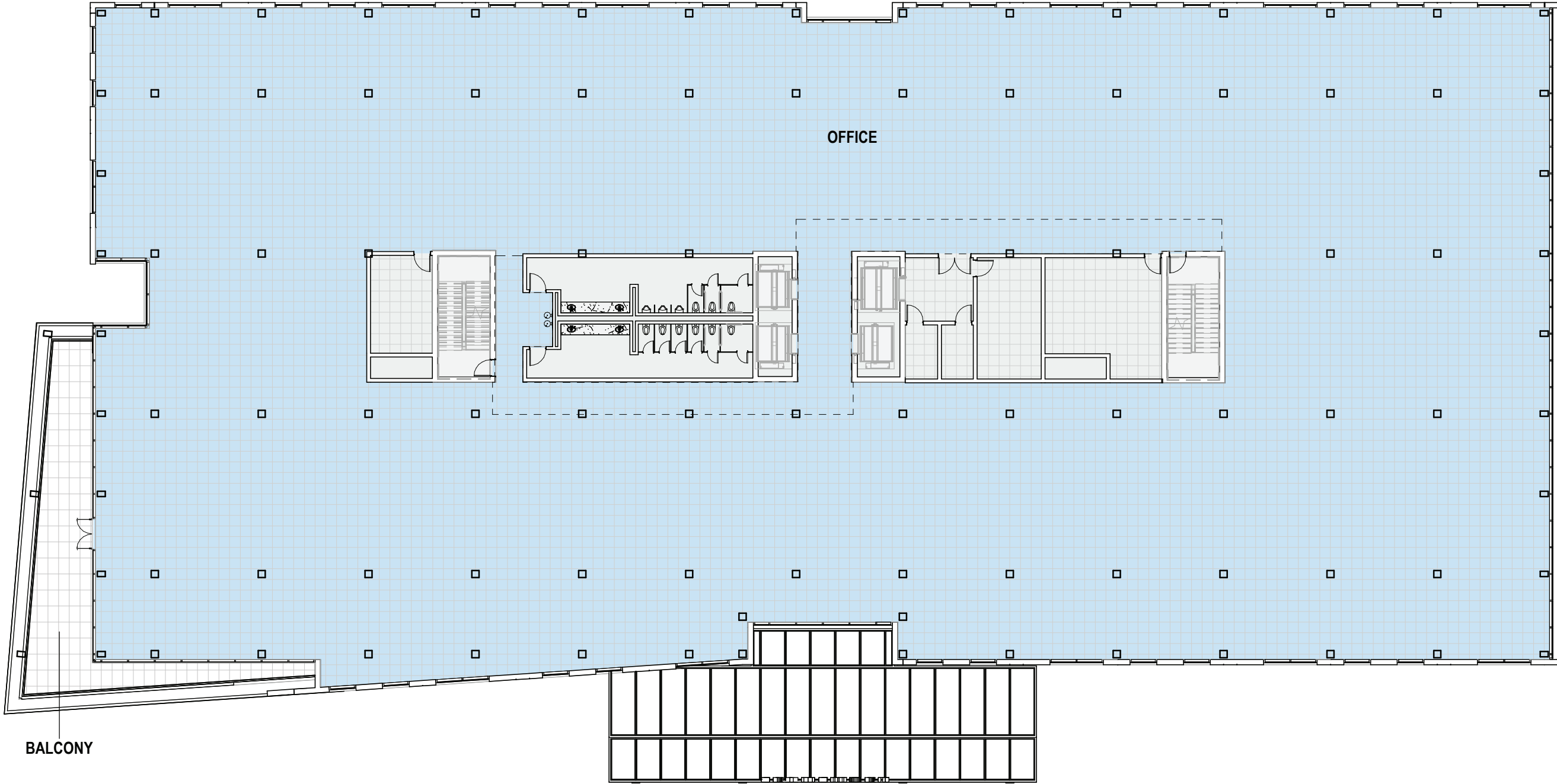
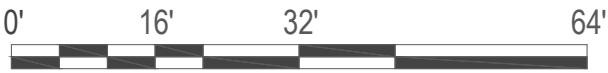
1-10 FEEDER



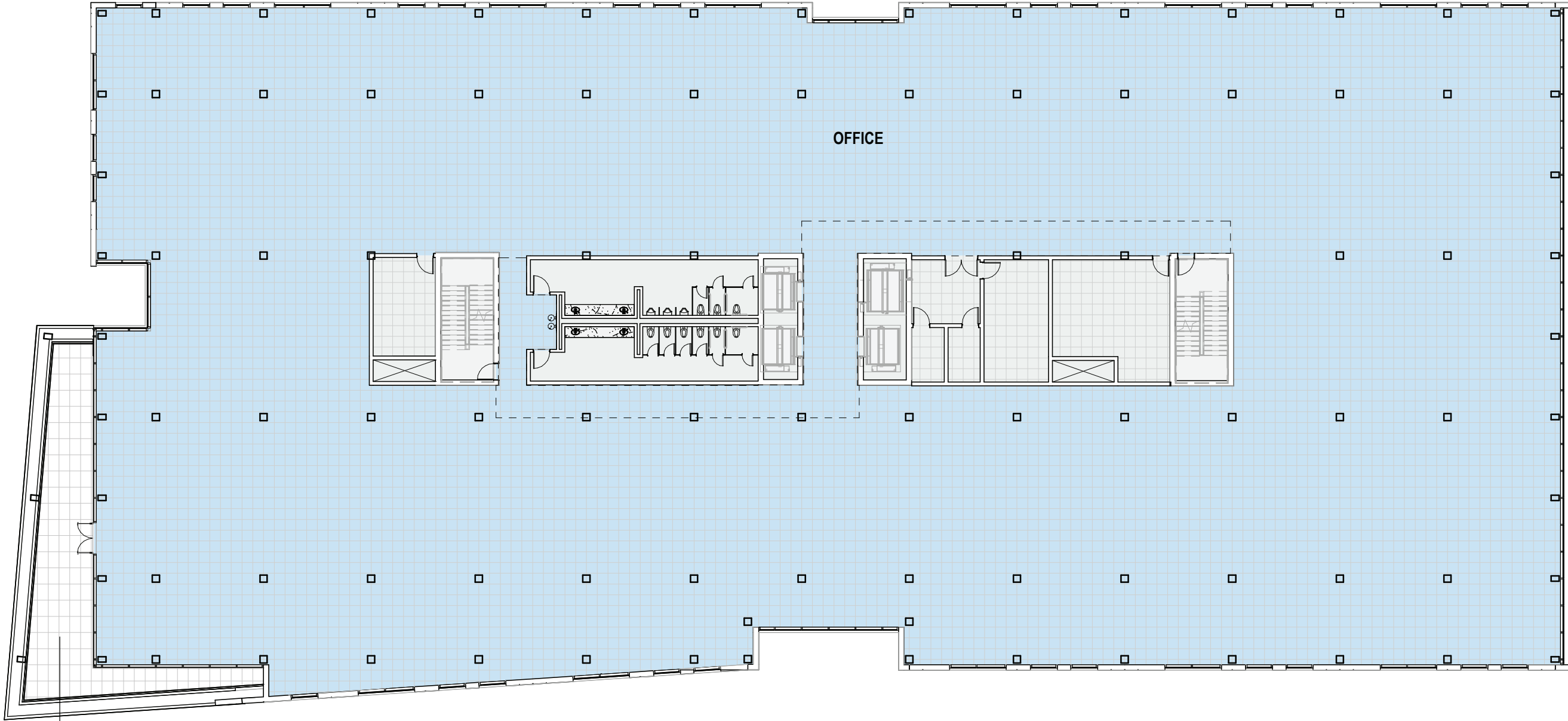
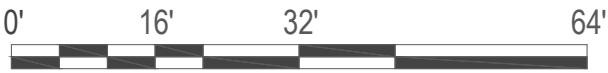
Ground Floor



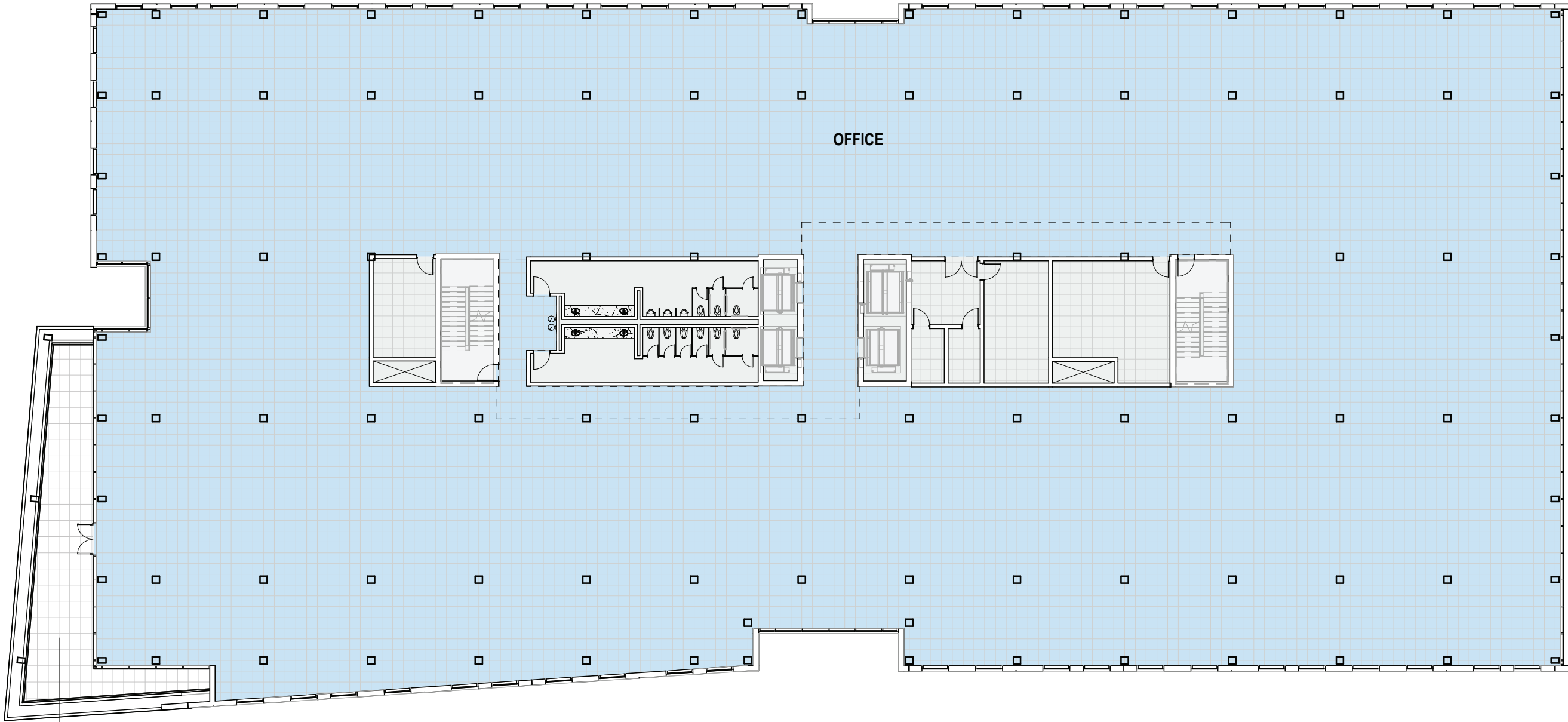
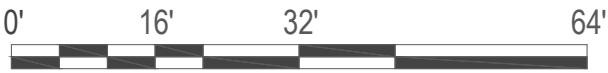
Level 02



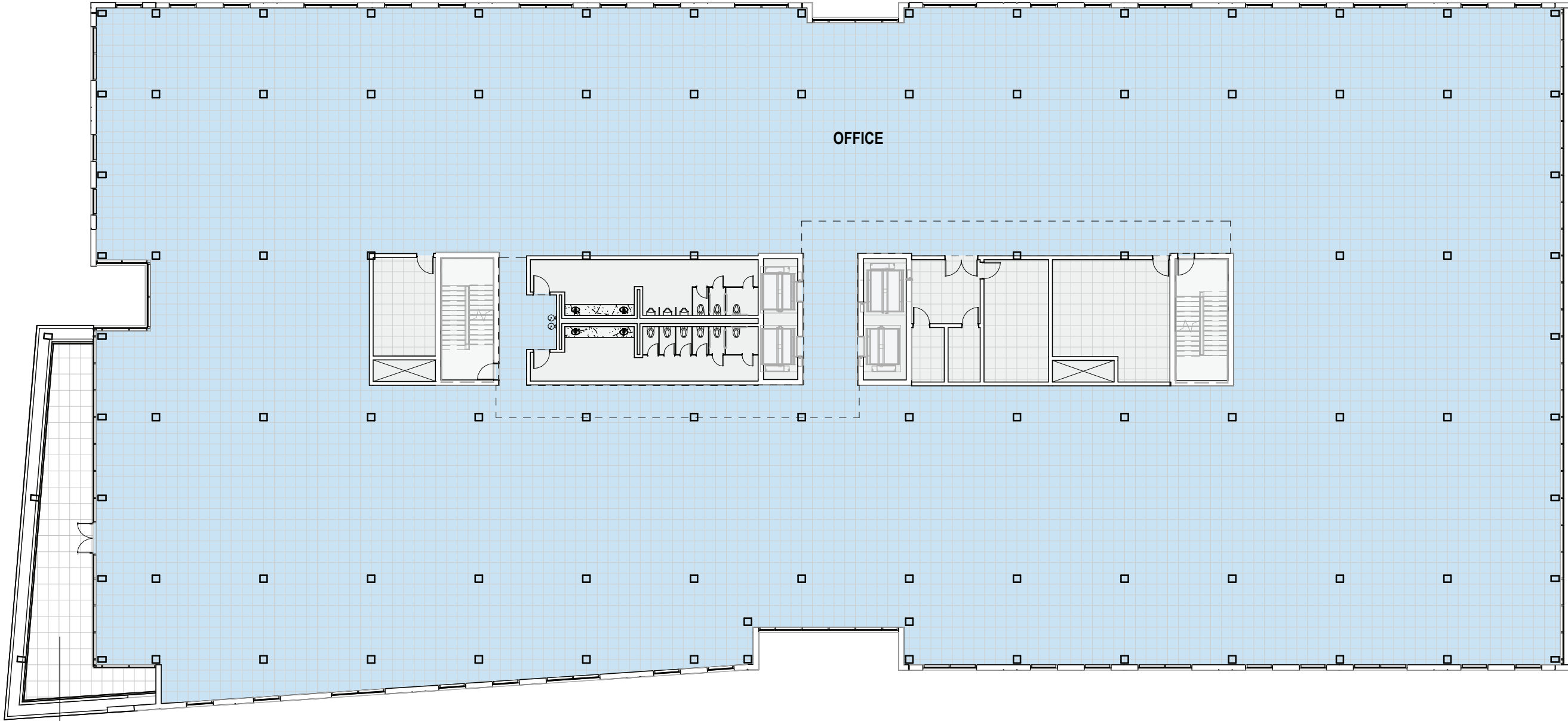
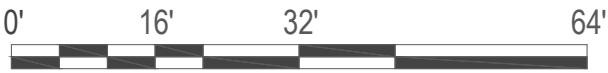
Level 03



Level 04

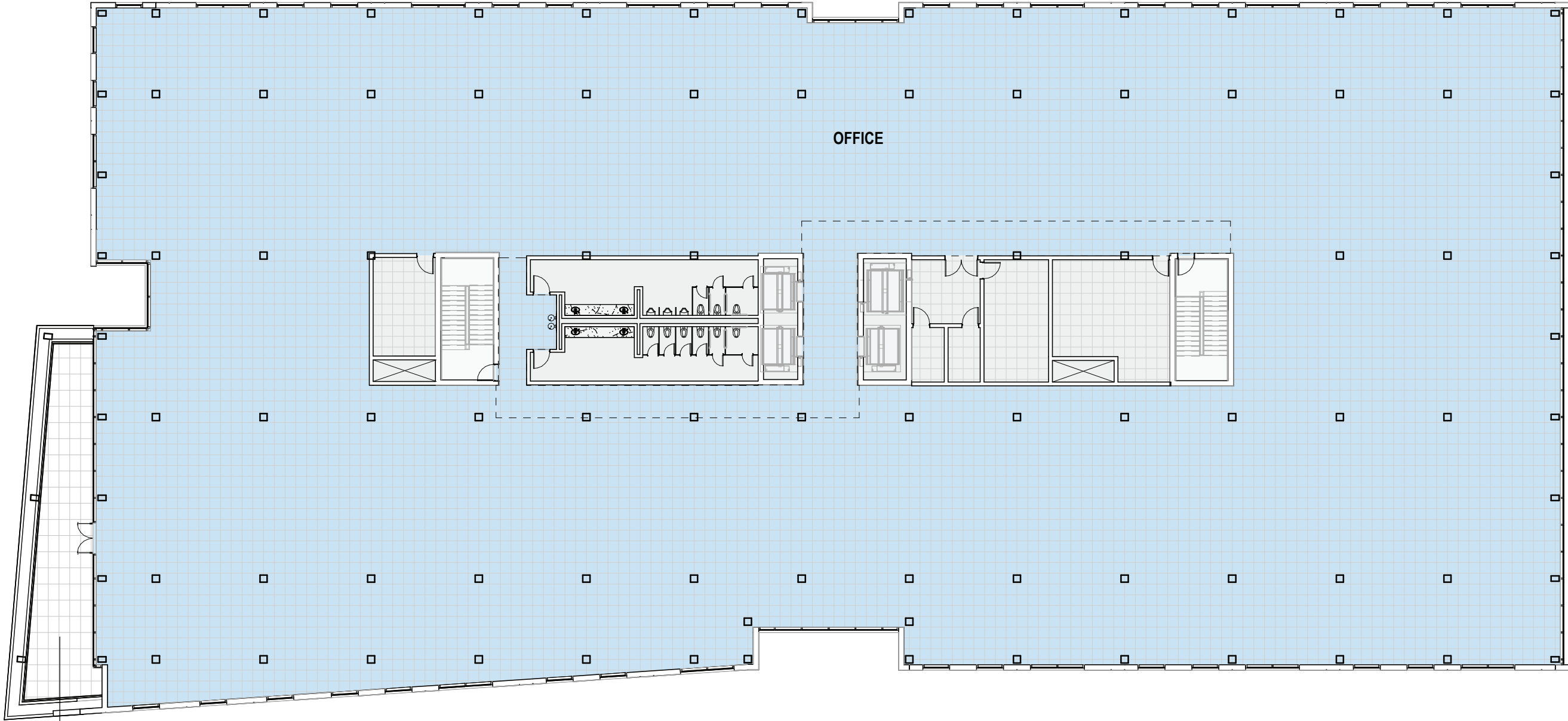
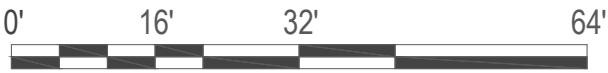


Level 05



BALCONY

Level 06

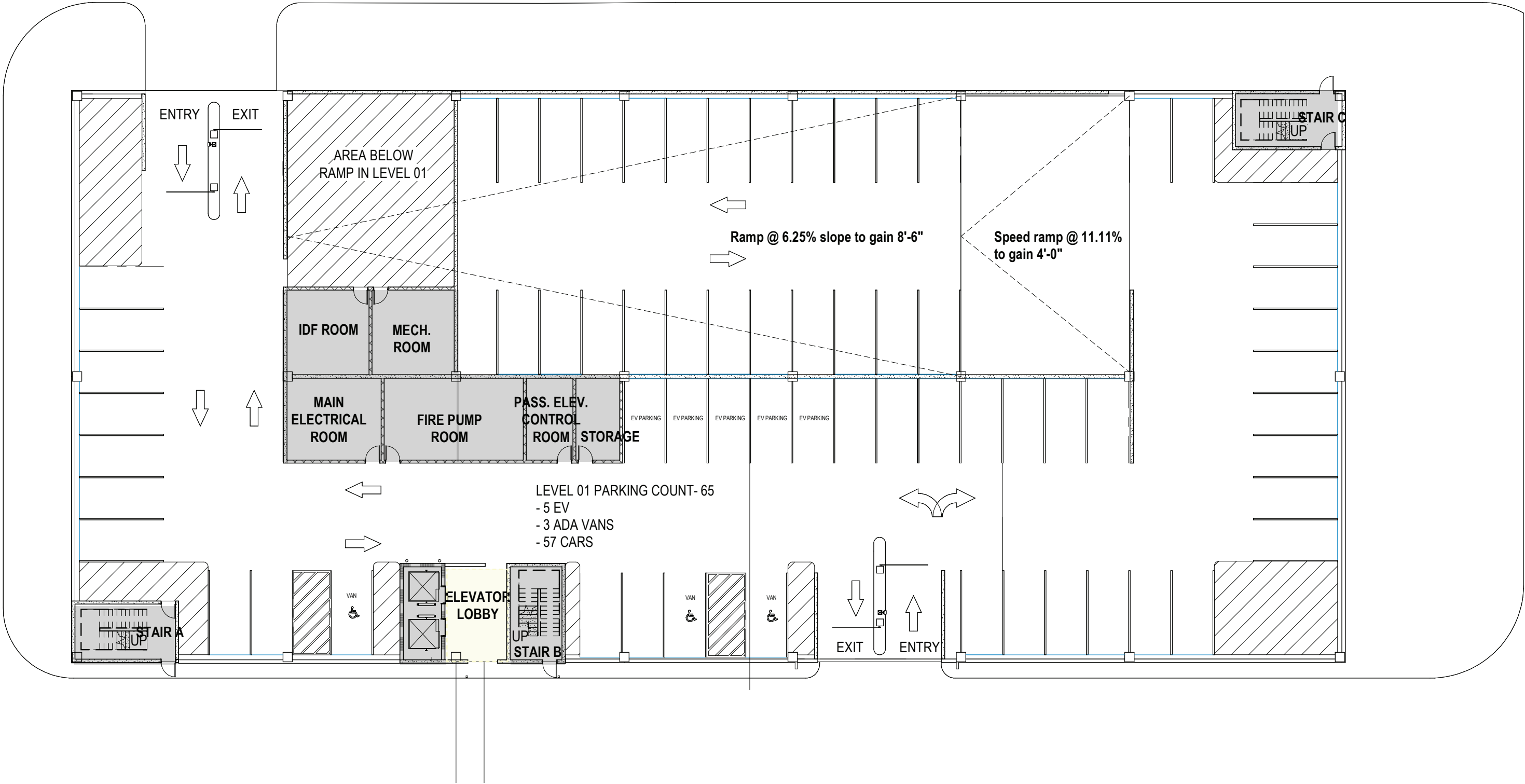
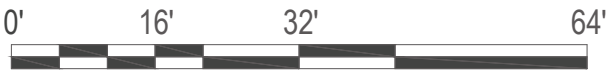




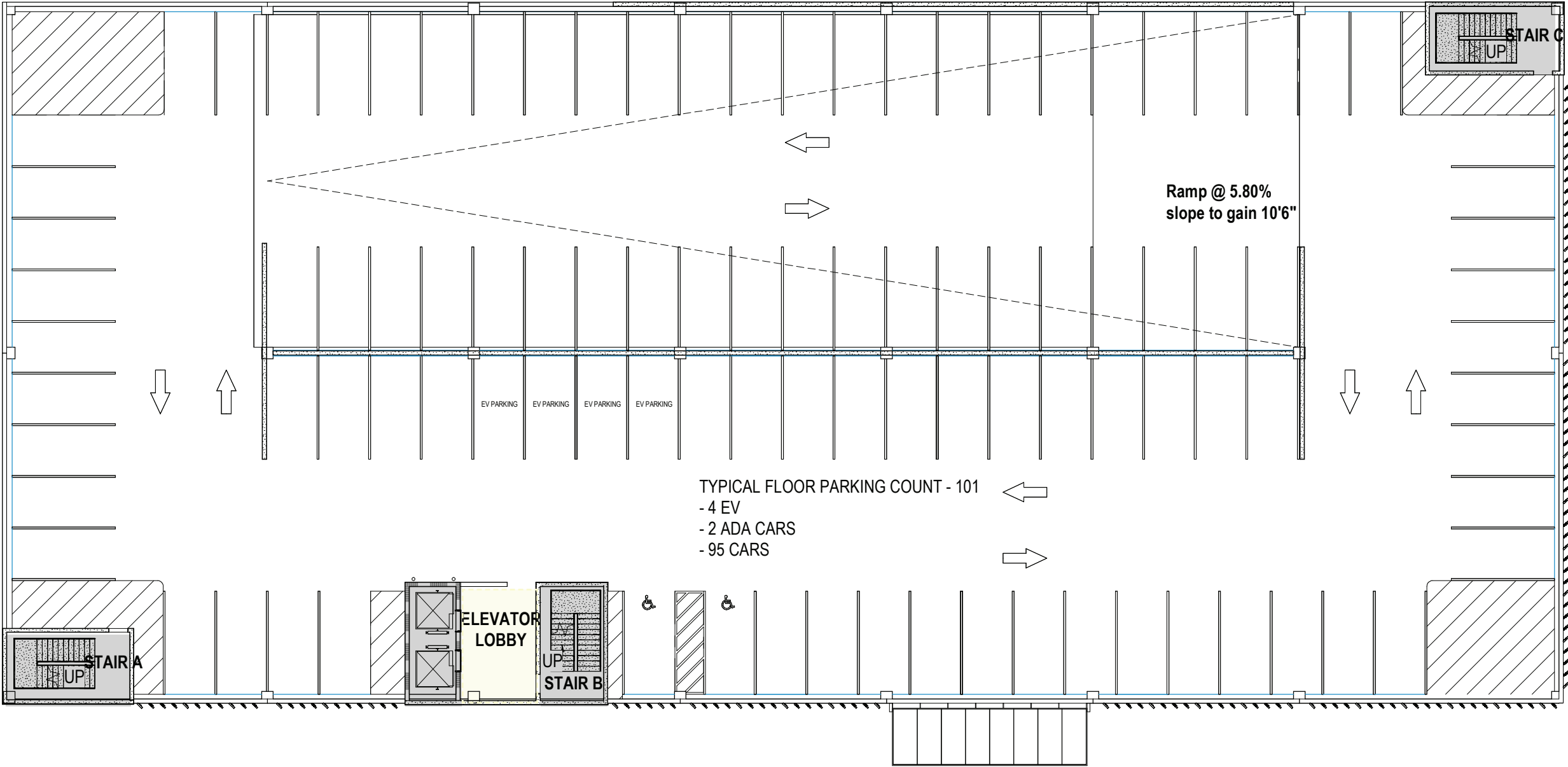




Parking Garage | Ground Floor



Parking Garage | Typical Level



TYPICAL FLOOR PARKING COUNT - 101
- 4 EV
- 2 ADA CARS
- 95 CARS

Preliminary Floor Calculations

Building Description	Rentable (SF)	Parking Ratio	Parking REQ	Parking Provided
Block 10 Office				
Level 01	33,000		170	
Lease	22,600	7.0 x 1000 SF	158	
Office	0	3.5 x 1000 SF	0	
Lounge/Lobby	4,800	2.5 x 1000 SF	12	
BOH	5,700			
Level 02	33,300		104	
Lease	0	7.0 x 1000 SF	0	
Office	28,600	3.5 x 1000 SF	100	
Lounge/Lobby	1,400	2.5 x 1000 SF	04	
BOH	3,300			
Level 03	33,300		104	
Lease	0	7.0 x 1000 SF	0	
Office	28,600	3.5 x 1000 SF	100	
Lounge/Lobby	1,400	2.5 x 1000 SF	04	
BOH	3,300			
Level 04	33,300		104	
Lease	0	7.0 x 1000 SF	0	
Office	28,600	3.5 x 1000 SF	100	
Lounge/Lobby	1,400	2.5 x 1000 SF	04	
BOH	3,300			

Building Description	Rentable (SF)	Parking Ratio	Parking REQ	Parking Provided
Block 10 Office				
Level 05	33,300		104	
Lease	0	7.0 x 1000 SF	0	
Office	28,600	3.5 x 1000 SF	100	
Lounge/Lobby	1,400	2.5 x 1000 SF	04	
BOH	3,300			
Level 06	33,300		104	
Lease	0	7.0 x 1000 SF	0	
Office	28,600	3.5 x 1000 SF	100	
Lounge/Lobby	1,400	2.5 x 1000 SF	04	
BOH	3,300			
TOTAL	199,500		690	
Parking Garage	32,000/1vl			729
Parking Surface				62
TOTAL				791
GRAND TOTAL OF PROJECT SQUARE FOOTAGE	455,500			

LEED Scorecard



LEED v4 BD+C Core & Shell Scorecard

B10

Houston, TX

LEED Registration: TBD

82 - 91 Points

2 Additional points to be reviewed, though assumed less achievable.

Current Certification Tracking: **Platinum**

Gensler

Yes	Y?	N?	No
82	9	2	17

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80+ points

Add construction cost

3/22/2023

Total Project Score (Certification Estimate)

Y	Y?	N?	N
1			

Credit 1 Integrative Process (Gensler)

1

4	2	14	Location and Transportation	20 Points
			d Credit 1 LEED for Neighborhood Development Location	20
2			d Credit 2 Sensitive Land Protection	2
2	1		d Credit 3 High Priority Site Path 2	3
		6	d Credit 4 Surrounding Density and Diverse Uses	6
		6	d Credit 5 Access to Quality Transit	6
		1	d Credit 6 Bicycle Facilities	1
		1	d Credit 7 Reduced Parking Footprint	1
1			d Credit 8 Green Vehicles	1

8	1	2	Sustainable Sites	11 Points
Y			c Prereq 1 Construction Activity Pollution Prevention	Required
1			d Credit 1 Site Assessment	1
2			d Credit 2 Site Development: Protect/Restore Habitat	2
1			d Credit 3 Open Space	1
	1	2	d Credit 4 Rainwater Management	3
2			d Credit 5 Heat Island Reduction	2
1			d Credit 6 Light Pollution Reduction	1
1			d Credit 7 Tenant Design and Construction Guidelines	1

8	2	2	Water Efficiency	11 Points
Y			d Prereq 1 Outdoor Water Use Reduction	Required
Y			d Prereq 2 Indoor Water Use Reduction	Required
Y			d Prereq 3 Building-Level Water Metering	Required
1	2		d Credit 1 Outdoor Water Use Reduction	2
6			d Credit 2 Indoor Water Use Reduction	6
		2	d Credit 3 Optimize Process Water	2
1			d Credit 4 Water Metering	1

33			Energy & Atmosphere	33 Points
Y			c Prereq 1 Fundamental Commissioning and Verification	Required
Y			d Prereq 2 Minimum Energy Performance	Required
Y			d Prereq 3 Building-Level Energy Metering	Required
Y			d Prereq 4 Fundamental Refrigerant Management	Required
6			c Credit 1 Enhanced Commissioning	6
18			d Credit 2 Optimize Energy Performance	18
1			d Credit 3 Advanced Energy Metering	1
2			c Credit 4 Grid Harmonization	2
5			c Credit 5 Renewable Energy Production	3
1			c Credit 6 Enhanced Refrigerant Management	1
			c Credit 7 Green Power & Carbon Offsets	2

Y	Y?	N?	N
9	3		1

9	3	1	Materials & Resources	14 Points
Y			d Prereq 1 Storage & Collection of Recyclables	Required
Y			c Prereq 2 Construction and Demolition Waste Management Planning	Required
4		1	c Credit 1 Building Life-Cycle Impact Reduction	6
1	1		c Credit 2 BPD & Optimization	2
1	1		c Credit 3 BPD & Optimization	2
2			c Credit 4 BPD & Optimization	2
			c Credit 5 Construction and Demolition Waste Management	2

9	1		
Y			
Y			
2			
3			
1			
2	1		
1			

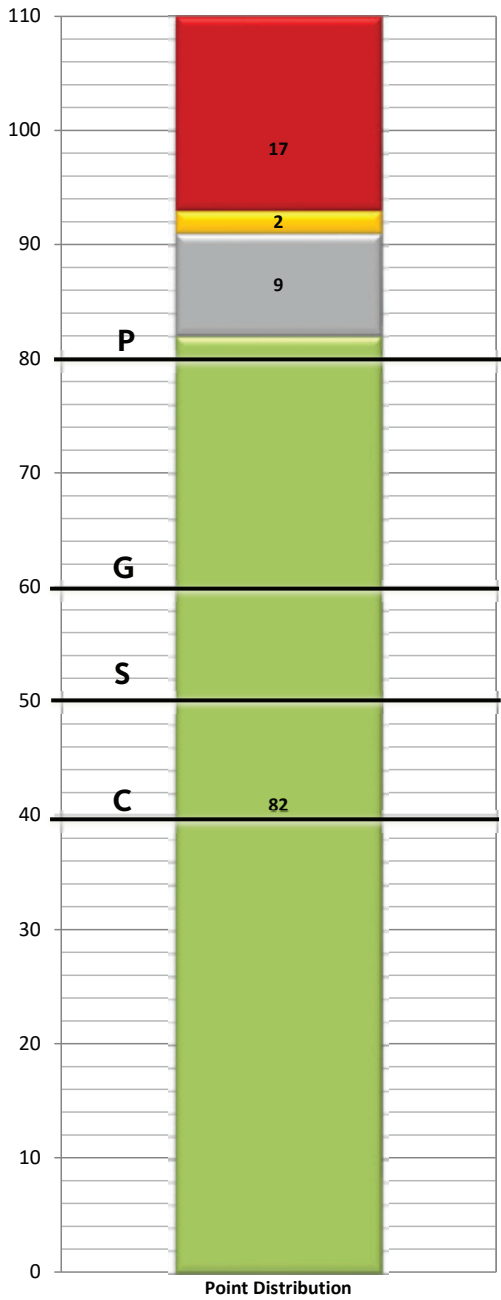
9	1		Indoor Environmental Quality	10 Points
Y			d Prereq 1 Minimum Indoor Air Quality Performance	Required
Y			d Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required
2			d Credit 1 Enhanced Indoor Air Quality Strategies	2
3			c Credit 2 Low Emitting Materials	3
1			c Credit 3 Construction Indoor Air Quality Management Plan	1
2	1		d Credit 4 Daylight	3
1			d Credit 5 Quality of Views	1

6			
1			
1			
1			
1			
1			

6			Innovation	6 Points
1			c Credit 1.1 Innovation: Green Building Education	1
1			d Credit 1.2 Innovation: WELL Features	1
1			c Credit 1.3 Innovation: O&M Starter Kit	1
1			d Credit 1.4 Innovation: Pilot: Informing Design Using Triple Bottom Line Analysis	1
1			d Credit 1.5 Innovation: Pilot: Procurement of Low Carbon Construction Materials	1
1			d Credit 2 LEED Accredited Professional	1

4			
1			
1			
1			
1			

4			Regional Priority (Zip Code - 77043)	4 Points
1			d Credit 1 Regional Priority: Rainwater Management	1
1			d Credit 2 Regional Priority: WEc2 - Outdoor Water Use Reduction	1
1			d Credit 2 Regional Priority: High Priority Site	1
1			d Credit 4 Regional Priority: EAc2 - Optimize Energy Performance	1



Only credits in the "YES" column will be counted toward a projects LEED certification goal