



FROST BANK TOWER
AUSTIN, TX

42% more energy efficient than national avg.

23% reduction in indoor plumbing water use

Energy Star score **92/100**

LEED® Facts

Frost Bank Tower
Austin, TX

LEED for EB O&M
Certification awarded December 15, 2010

Gold 53*

Sustainable Sites 4/12

Water Efficiency 5/10

Energy & Atmosphere 19/30

Materials & Resources 4/14

Indoor Environmental
Quality 14/19

Innovation & Design 7/7

*Out of a possible 92 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.

FROST BANK TOWER

Austin's largest high rise office building receives certification

First downtown high-rise to achieve LEED EB O&M certification

PROJECT BACKGROUND

FROST BANK TOWER, built in 2003. In addition to its efficient design and construction Thomas Properties (TPG) has implemented numerous measures to maximize efficiencies with sustainable and high operational measures. Some of the key energy measures in place include building automation systems, ongoing commissioning program, lighting controls and variable frequency drives. In addition to being energy and water efficient the building offers a healthier and more productive space for its building occupants by having a good indoor air quality program in place, 93% of sustainable cleaning products, and 82% of its occupants with access to daylight and views. Heat island reduction is also achieved by having 97% of its parking spaces under cover.

MAJOR HIGHLIGHTS

Our LEED GOLD certification was worth the effort and gave the building a competitive edge as more and more companies look for sustainable offices from cost savings and other benefits such as better daylighting, ventilation, humidity, individual controls and less pollutants and VOC's.

Recycling: "Anything that Tears" desk side program for all paper products. Additionally we can recycle plastic bottles and aluminum cans. Frost Bank Tower recycles light bulbs and ballasts, batteries and electronics. Overall, it recycled over 65 tons in 2010. 77.35% of all solid waste was diverted from landfills.

Frost Bank received exemplary performance in areas of

- Sustainable purchasing - for reducing mercury in Lamps
- Water Performance - for sub metering several water uses
- Solid Waste Management - for diverting 100% of the building e-waste
- Outreach program in place for educating internal staff, tenants, vendors and building visitors and the real estate community at large about sustainability.

Some of the building policies and programs in place include: (1) Building Exterior & Hardscape Management Plan, (2) Integrated Pest Management, Erosion Control and Landscape Management Plan, (3) Water Efficiency Program, (4) Cooling Tower Management Plan, (5) Refrigerant Management Policy, (6) Energy Efficiency Policy, (7) Ongoing Commissioning Program, (8) Sustainable Purchasing Policy, (9) Solid Waste Management Policy, (10) Lamp Purchasing Plan, (11) Smoking Policy, (12) Green Cleaning Policy, (13) Indoor Air Quality Program and (14) Indoor Integrated Pest Management Plan.

STRATEGIES AND RESULTS

By placing all of the numerous green techniques and programs in place, we expect to reduce building energy and maintenance costs, reduce greenhouse gas emissions and contribute to a healthier and more sustainable environment for tenants and the community.

ABOUT FROST BANK TOWER

The 33 story Frost Bank Tower features more than 569,000 square feet of premiere office spaces in the heart of the Austin Central Business District on the corner of Congress Avenue and Fourth Street, just blocks from the Texas State Capitol. On site amenities include conference facilities, a dry cleaner, a full service bank, ATM, deli/carry-out restaurants, coffee shop, overnight courier drop box, and a fitness center. Its center-core, column free design provides for extremely flexible and efficient tenant layouts with ample daylighting and views.

"We take a long term view of the building we own and manage and we firmly believe that reducing our carbon footprint and cutting operating expenses will give us an even stronger competitive advantage going forward"

James A. Thomas, Chairman & CEO of
Thomas Properties Group.



Owner: TPG-401 Congress, LLC
Architect: Duda Paine Architects/HKS, Inc
Civil Engineer: MEJ & Associates
Contractor: Constructors
LEED Consultant: Daniele Horton
MEP Engineer: MEJ & Associates
Structural Engineer: Brockette, Davis, Dake, Dallas

Project Size: 569345 SQ FT

Photographs Courtesy of: Roy Wright

ABOUT LEED

The LEED® Green Building Rating System™ is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's website to learn more.



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