

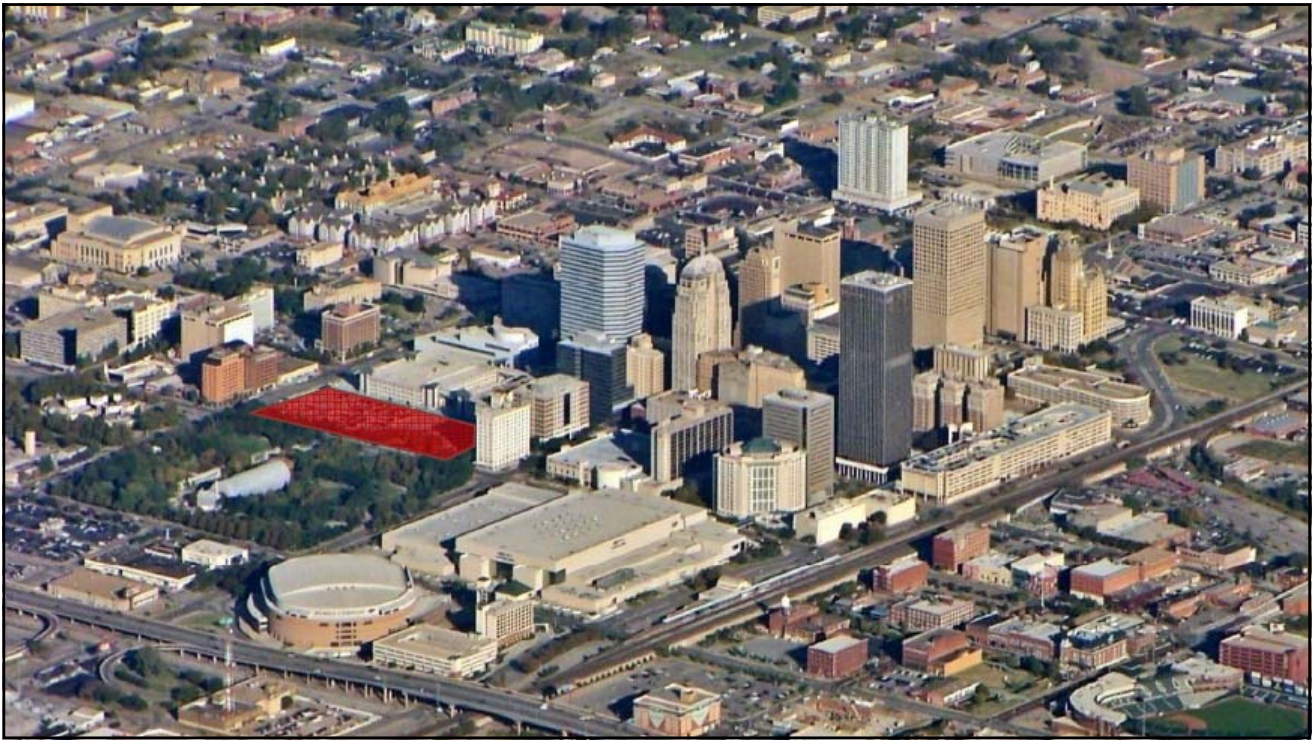


Devon Tower: From Brown to Gold

Larry Nichols
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Site Selection



Previous site uses

- Several automobile fueling and service operations were established and operated for numerous years
- Operations ceased when the Terminal Building for mass transit was erected circa 1910
- Terminal Building was the hub of the trolley system for Oklahoma City
- Outlying community mass transit also housed within Terminal Building



Oklahoma
Historical
Society®

1979

THE RUSH HOUR
CORNER GRAND AND ROBINSON STS.,
OKLAHOMA CITY, OKLA.

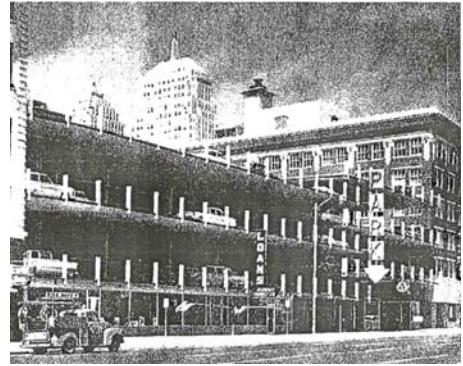


Historical
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Previous site uses, cont.

- Site was converted to a motor hotel in late 1920s or early 1930s
- The motor hotel provided services for automobiles
- The building was demolished in the 1950s
- Construction began shortly after on a four-story parking deck
- The parking deck area provided automotive fueling and maintenance services until the early 1970s

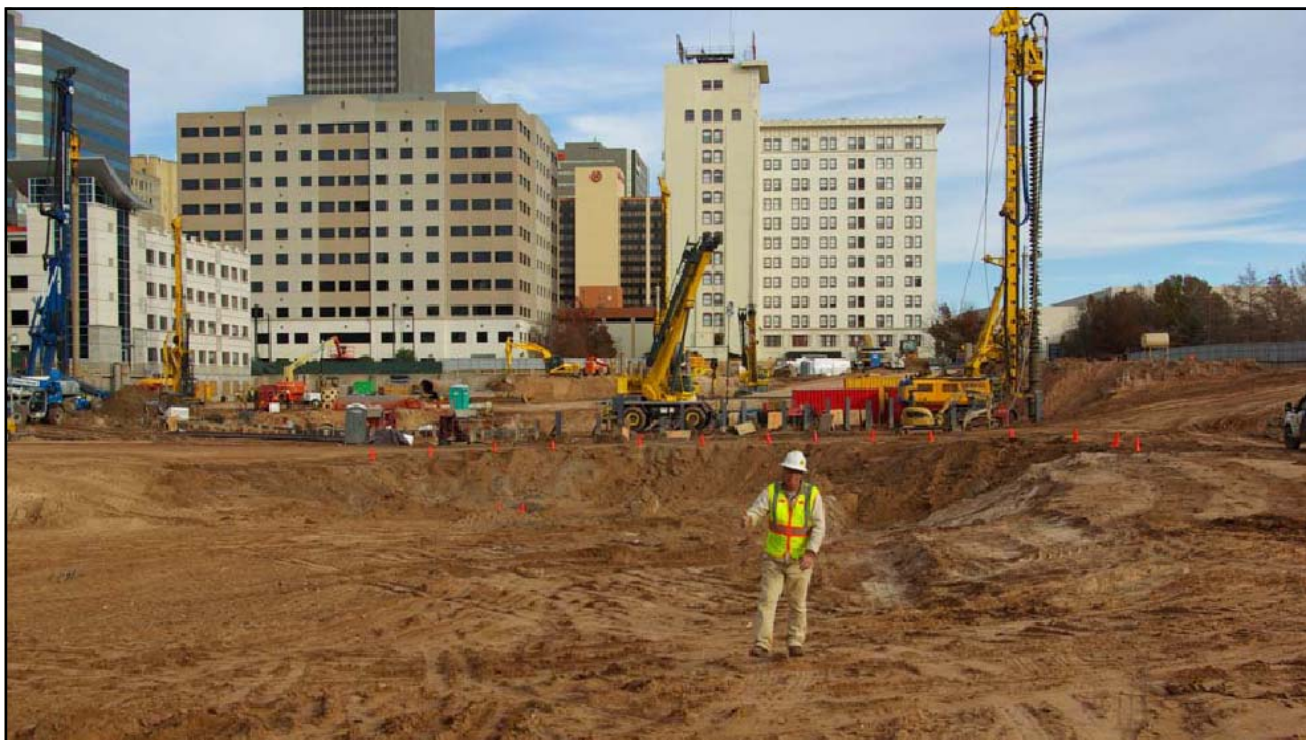


Brownfield Site



Demolition

- 100 percent of the material product from the parking deck demolition was diverted from landfill
- 11,200 tons of concrete were recycled and used for erosion control on a lake-front property
- More than 15,200 tons were processed to be used as ODOT coarse rock
- Nearly 500 tons of metal were removed from the existing buildings and sent to recycling facilities for miscellaneous use
- About 500 working light fixtures were removed and sent to OESCO's warehouse for re-use







Site components



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LEED Certification

LEED projects in Oklahoma

- LEED certified buildings in Oklahoma*
 - 36 LEED certified
 - 12 certified LEED Gold (nine are government buildings)
- When complete, the building is expected to receive LEED Gold recognition.
 - Sustainable Site - 8 points
 - Water Efficiency - 3 points
 - Energy and Atmosphere - 5 points
 - Materials and Resources - 7 points
 - Indoor Environmental Quality - 13 points
 - Innovation and Design - 5 points
- The project will not be certified until it is complete and the final scorecard has been submitted to the U.S. Green Buildings Council

* Source: Latest available data from U.S. Green Building Council



LEED credits, site and space

- Site selected for construction was a Brownfield
- Site was not environmentally sensitive
- Site provides connection with surrounding community
- About 20 percent of site provides public open space
- More than 80,000 square feet of vegetated areas and at-grade hardscapes
- Bicycle racks, on-site showers and easy access to public transportation provide commuter-friendly workplace



LEED credits, construction waste

- To date, 93 percent of the construction waste has been recycled.
 - The following materials were sent to recycling facilities:
 - 62,565 tons of concrete
 - 2,485 tons of wood
 - 2,484 tons of metal
 - 1,486 tons of gypsum
 - 6 tons of plastics
- = 69,026 tons of recycled construction materials



LEED credits, energy performance

- District cooling and state-of-the-art energy management technologies maximize efficiency
- Tower geometry and exterior glass fins reduce solar load
- Energy efficient light fixtures use minimal energy to operate
- Light fixtures dim automatically based on available natural light
- Occupancy sensors dim lights when space is not occupied
- Raised floor air distribution increases air flow efficiency



LEED credits, water and heat

- Total water conservation calculated at about 42 percent
- Reduced landscape irrigation needs by 50 percent
- Low-flow lavatories and automatic wash basin fixtures
- Covered parking mitigates harmful heat
- Vegetated and/or light-colored roofs mitigate effects of heat



Above and beyond LEED

- Tower's geometry and glass walls provide abundant natural light for employees in all areas of tower
- 60 percent of wood used for interior finishes came from sustainable forests



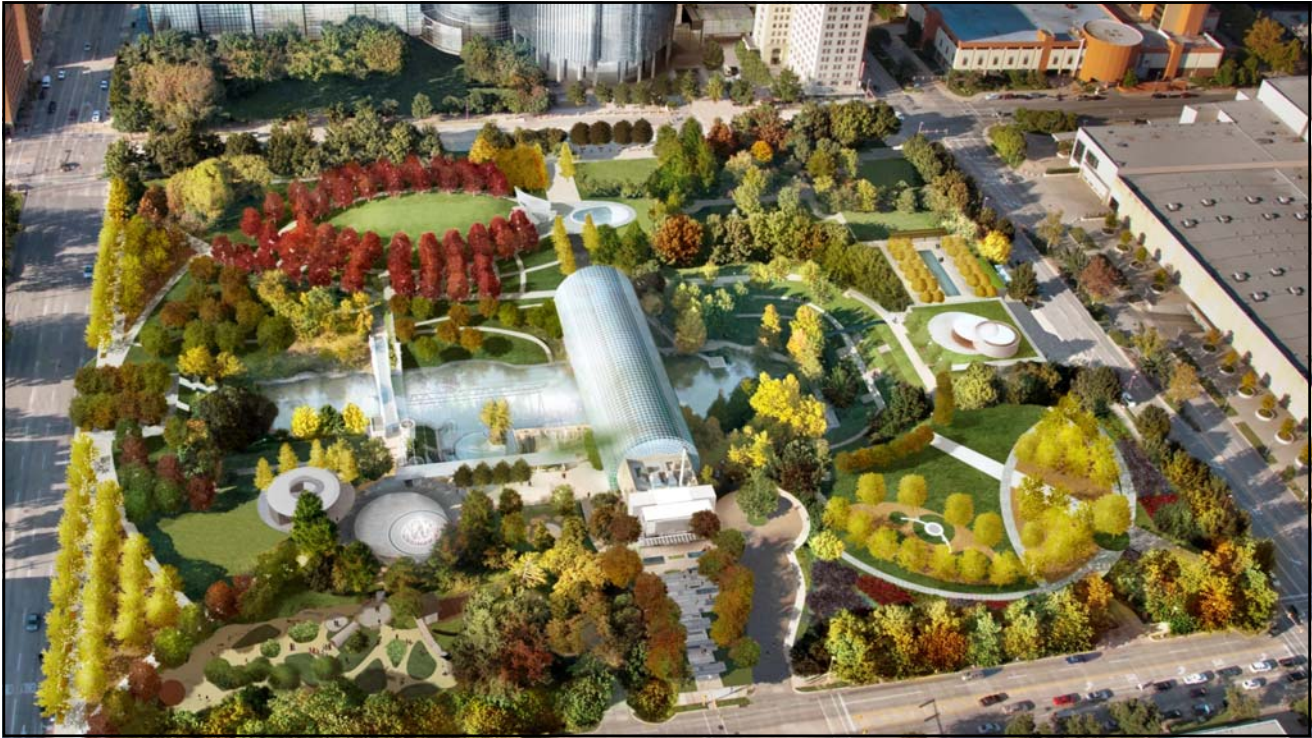
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Revitalizing downtown: Project 180

- A Tax Increment Financing District (TIF) was established using funds from the Devon construction project
- Proceeds used for downtown improvements and future economic development
- The improvement project, known as Project 180, is led by the City of Oklahoma City
- The project includes improved downtown streetscapes, sidewalks, parks and public spaces
- Myriad Botanical Gardens received full makeover



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Thank You.

