

**Offices and Research Facility  
IDEV at Cheyenne III,  
253 West Medical Center Boulevard  
Webster, Texas**

---



*Architecture  
Planning  
Urban Design*



The project is a three story, 48,278 square foot office building situated on 2.5 acres providing offices, research facilities and a controlled manufacturing environment for IDEV. Owner: Cheyenne III Development. Developed: Jacob White Development. 100% leased. Completed November 2009.

**Key facts:**

Permeable site area – 29%; 14,559 square foot intensive green roof; irrigation systems use only captured rainwater; gray water system incorporated supplemented by captured rainwater; 224,000 gallon cistern; enhanced commissioning; ASHRAE 90.1 requirements followed; zero CFC and HCFC refrigerant usage; building energy management system including lighting; 100% green power usage; carport structures prepared for 7,800 square foot photovoltaic array; recycling center on-site; 84% of construction waste recycled; 57% of all building materials recycled; 60% of building materials and products manufactured regionally (500 miles); no smoking facility; ASHRAE 62.1 compliance re: indoor environmental quality; construction air quality plan; low-emitting materials and products including wood, adhesives, sealants, carpets; no VOC paints; indoor pollution source control in place; MERV 13 filtration; ventilation to occupied areas 30% above ASHRAE 55 requirements; 90% of all occupants have direct line of sight to the exterior and daylight; green housekeeping program;. LEED Platinum certification, November 2009.

3701 Kirby Drive  
Suite 916  
Houston, Texas  
77098

713.522.8544  
facsimile  
713.522.2814



Green roof images

Team: Webb Architects; engineers – BGA Engineers (structural), John Suttles PE (mpe); HVAC – J&S Mechanical; Commissioning – Code Consultants Inc; LEED documentation – Green Building Services; Energy consulting – Momentum Bay Associates; Plumbing – Belknap Plumbing; Electrical – McDonald Electric