



Texas Tower features unprecedented amenities within the tower's vertically integrated design, including abundant spaces for networking, a full-service conference facility, public gardens, and a high-performance fitness center. Each floor of the tower includes unique extensions that stick out slightly from the main building, creating space for open staircases, atriums, and shared areas. These spaces offer access to fresh air, natural light, and even outdoor greenery. The tower is placed diagonally on the site resulting in unique view angles

and a powerful presence. The site is at the confluence of the Theatre District and the Historic District-Houston's 'main and main' location for a lively place to live, work and enjoy the city. Designed by Pelli Clarke Pelli, the project is built to the highest standards that Hines has developed in Houston, including LEED Platinum, WiredScore and WELL™ Building Standards. This combination of innovative architecture, amenities, and sustainability makes Texas Tower a benchmark for modern commercial developments.



CASE STUDY

Texas Tower

Nailor Products:

- Dual Deck Air Handlers
- Fan Powered & Single Duct Terminal Units
- N Slot Diffusers
- Linear Slot Diffusers
- Grilles and Registers
- ANFD/NFD Swirl Diffusers
- 7100 Series Airfoil Blade Grilles
- Silencers
- Fire Smoke Dampers
- Curtain Fire Dampers
- 1605WDF Louvers

Location: **Houston, TX**

Year: **2021**

Buildings/Size/Area:
47 stories / 1,100,000 SF

Category: **Class AA Office Tower**

Development Manager: **HINES**

Design Architect: **Pelli Clarke Pelli.**

Architect of record:
Kendall/Heaton Associates Inc.

Structural Engineer:
Magnusson Klemencic Associates

MEP Engineer: **ME Engineers, Inc.**

Landscape Architect:
Clark Condon Associates, LLP

Civil Engineering:
Ward, Getz & Associates, LLP

Developer/Owner: **JP Morgan Chase**

Nailor Representative: **Vicon Equipment Inc.**

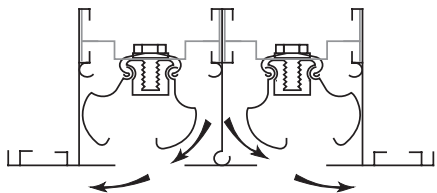


LINEAR SLOT DIFFUSERS

Model: 5000 Series

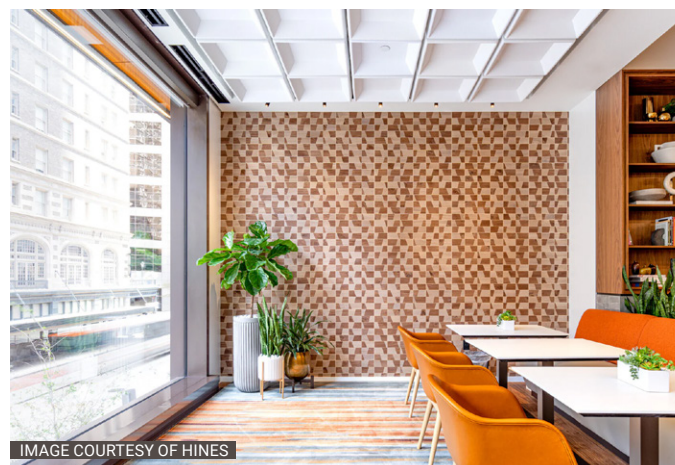
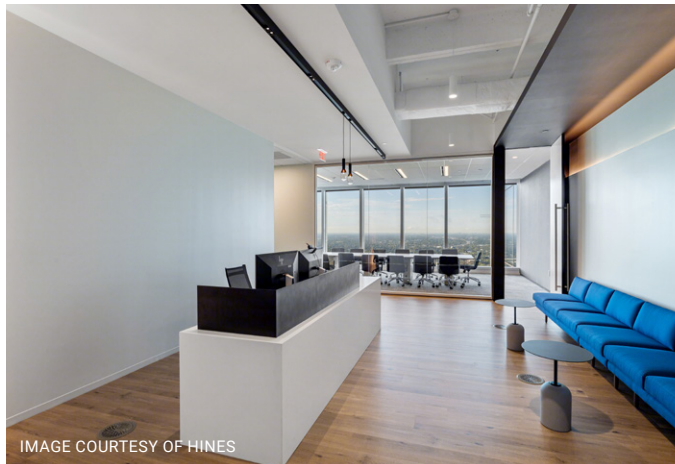


Nailor's 5000 Series Linear Slot Diffusers were selected for Texas Tower for their ability to deliver high-performance airflow with a streamlined, architectural profile. Designed for ceiling and high-sidewall applications, the 5000 Series features extruded aluminum construction with a clean, continuous slot appearance. Each slot includes an adjustable pattern controller that allows face-accessible tuning of both volume and airflow direction, offering exceptional flexibility in variable air volume (VAV) systems. These diffusers are engineered to take full advantage of the Coanda effect, ensuring stable horizontal air distribution with minimal turbulence or noise. Their ability to provide efficient air mixing, quiet operation, and a sleek recessed finish makes them a natural fit for high-end, performance-driven spaces like Texas Tower, where occupant comfort and architectural integrity are top priorities.



Opposite Vertical Air Patterns





PLENUM SLOT DIFFUSERS

Models: 59N & 59BS



UNDERFLOOR SWIRL DIFFUSERS

Model: ANFD & NFD

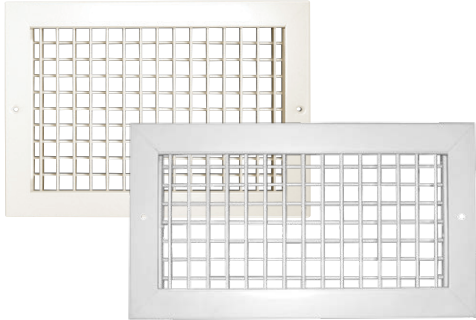


Chosen for executive offices, conference spaces, and high-traffic shared environments within Texas Tower, Nailor's 59N and 59BS Plenum Slot Diffusers strike a perfect balance between discreet design and high-performance air delivery. Featuring a narrow, minimalist slot profile, these diffusers integrate cleanly into modern ceiling systems while delivering tailored airflow with precision. The 59N model provides a fixed horizontal discharge that forms a consistent air blanket ideal for open-plan comfort, while the 59BS model is engineered for adjustable vertical airflow, allowing air to be directed downward along perimeter zones or glazing to address thermal gradients. Both models come with factory-fabricated plenums that ensure quiet operation and low pressure drop, supporting acoustic comfort in premium environments. Their selection for Texas Tower highlights the project's dedication to invisible performance and functional elegance, which is why Nailor remains a trusted partner in high-performance commercial design.

To support Texas Tower's advanced underfloor air distribution (UFAD) system, Nailor's ANFD (cast aluminum) and NFD (high-performance polycarbonate) Floor Swirl Diffusers were embedded throughout the building's expansive workspaces. Engineered for raised floor systems, these diffusers release air in a low-velocity helical "swirl" pattern, maximizing induction for superior room air mixing and consistent thermal comfort. Equipped with architecturally appealing, customizable faceplates and available in interchangeable finishes, they allow effortless reconfiguration and aesthetic harmony with the space. The design prioritizes both adaptability and performance—making ANFD and NFD vital tools for promoting occupant wellness, flexible workspace design, and energy efficiency in high-performance, wellness-centered environments like Texas Tower.

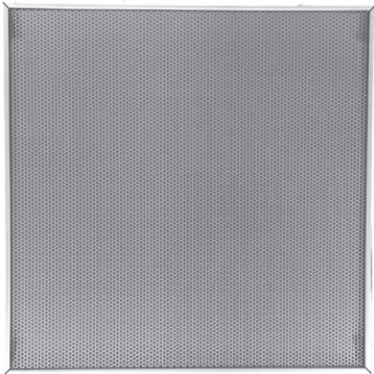
SUPPLY/RETURN GRILLES & REGISTERS

Model: 51DV-O, 61DV-O



PERFORATED RETURN DIFFUSERS

Model: 4360



PLAQUE DIFFUSERS

Model: UNI2



IMAGE COURTESY OF HINES



IMAGE COURTESY OF HINES



IMAGE COURTESY OF HINES

Nailor's 51DV-O and 61DV-O Double-Deflection Registers offer versatile, high-performance air distribution with built-in opposed blade dampers for fine-tuned airflow control. The 51DV-O's lightweight aluminum frame suits corrosion-resistant deployment, while the 61DV-O's rugged steel construction supports demanding, high-traffic applications.

The 4360 Series Perforated Ceiling Diffusers feature a corrosion-resistant steel perforated face (with optional aluminum variants), removable face panels with concealed latches for easy maintenance, and maximum free area designs for efficient airflow.

The UNI2 Square Plaque Ceiling Diffuser delivers the unobtrusive architectural appeal and precise air distribution required in a high-performance environment like Texas Tower. Constructed from corrosion-resistant steel with a durable baked enamel finish, the UNI2 produces a tight 360° radial horizontal pattern that maintains comfort across a wide range of VAV operating conditions without dumping. Its stamped, one-piece outer cone ensures consistent quality, while the clean, flush design integrates seamlessly into lay-in T-bar, surface mount, or drywall/plaster ceiling applications. Blending durability, versatility, and quiet performance, the UNI2 reflects Nailor's commitment to combining elegant design with engineering excellence.

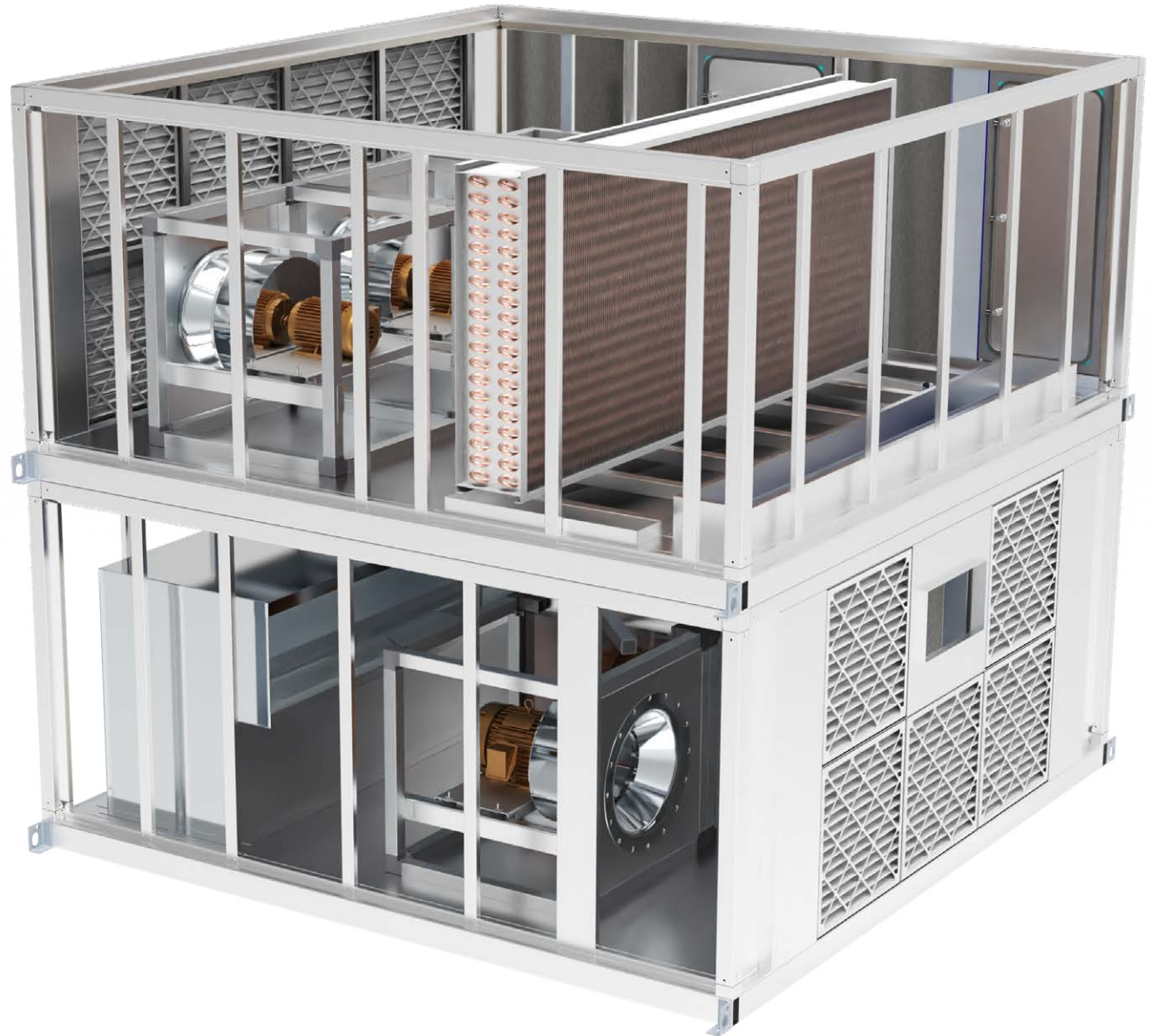
DUAL DECK AIR HANDLING UNITS

Model: 3"F Series

For Texas Tower, Thermal Corporation, a division of Nailor Industries, delivered 70 custom dual deck air handling units designed with the 3"F Series framework. This configuration was selected for its adaptability and durability, ensuring the system could meet the tower's unique performance requirements.

Each unit was engineered to support the building's advanced mechanical strategy, integrating top-ducted supply air, bypass air distribution, multizone capability, and underfloor air distribution. In the top deck, outside air filters and supply fans pair with Nailor 2020 High Performance Airfoil-blade Dampers to optimize free cooling and redirect conditioned air across zones, reducing overall energy use. The bottom deck enhances return air management with integrated bypass dampers, return fans, sound attenuators, and turning vanes to maintain quiet operation and consistent air quality.

This tailored solution allowed Texas Tower to achieve both energy efficiency and acoustic comfort at scale, while providing a reliable air distribution backbone for one of Houston's premier high-rise developments.



FAN POWERED TERMINAL UNITS

Model: 35SEST

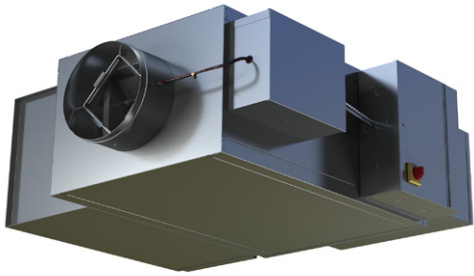


IMAGE COURTESY OF HINES



IMAGE COURTESY OF JASON O'REAR

SINGLE DUCT TERMINAL UNITS

Model: D3001

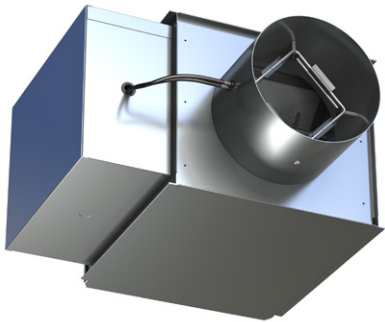


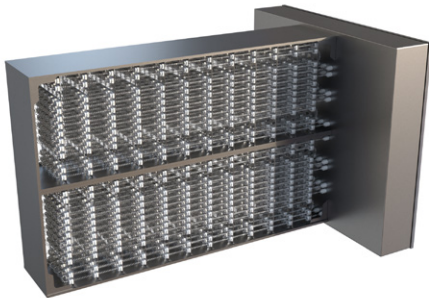
IMAGE COURTESY OF HINES



IMAGE COURTESY OF HINES

ELECTRIC DUCT HEATERS

Model: DHRS



The Nailor 35SEST Stealth™ Series Fan Powered Terminal Unit was chosen for Texas Tower for its efficient, adaptable, and quiet air distribution in interior spaces. Engineered with Stealth™ design technology, it achieves industry-leading low sound levels while maintaining consistent airflow and thermal comfort. The unit's hinged electric coil section allows easy access for maintenance without disturbing ductwork, while its insulated coil wrapper and high-limit safety cutouts ensure reliable, long-term operation. Factory-mounted controls, flanged outlet duct connections, and a single-point electrical connection simplify installation and service.

In addition to fan-powered units, the building utilizes Nailor D3001 Single Duct Terminal Units to deliver quiet, reliable airflow control where

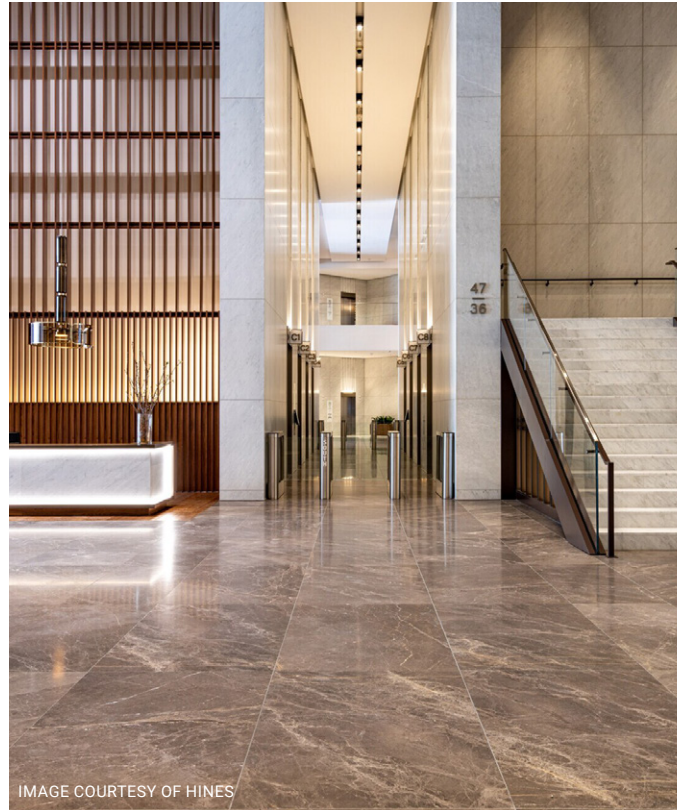
performance and comfort are critical. Its mechanically sealed construction ensures consistent operation while maintaining a clean architectural integration within ceiling and plenum spaces. Compatible with both constant and variable air volume systems, the D3001 offers the flexibility needed in a modern, high-performance environment.

To meet supplemental heating needs, the DHRS Slip-In Electric Duct Heater provides a compact and efficient solution. Its slip-in design allows for easy installation without altering existing ductwork, enabling a streamlined mechanical layout. Built for dependable electric heating, the DHRS integrates seamlessly with air handling systems and building controls, offering responsive performance without compromising space or efficiency.



The D0120 Dynamic Curtain Fire Damper is designed for use in active (fans-on) HVAC systems, offering UL-approved protection in up to 2-hour rated wall and floor assemblies. Its Type B design positions the blade pack out of the airstream, increasing free area and reducing pressure drop. This design improves airflow efficiency and supports overall system performance, especially critical in large-scale commercial buildings. The D0120's rugged construction and tested reliability made it an ideal choice for the demanding mechanical needs.

The 1220 Series dampers were selected to meet strict building codes requiring fire protection and smoke control. Rated for up to 2 hours of fire resistance, these AMCA licensed dampers provide superior leakage performance for both static and dynamic smoke management systems. Their airfoil blade design minimizes pressure drop, while the interlocking double-skin blades ensure an effective flame and smoke seal under fire conditions. The 1220 Series is also qualified for airflow in either direction and inverted installation, making it a versatile solution for the building's safety needs.



Model 1020 is a low leakage control damper that delivers reliable performance in commercial HVAC systems. These durable, cost-effective dampers are AMCA certified and meet strict leakage standards while providing strong airflow control. Built with sturdy steel frames and efficient blade designs, they ensure long-lasting operation with minimal maintenance. Available with various actuator options, these dampers offer the flexibility to meet the specific needs of the building's HVAC system. Their proven efficiency and durability make them an excellent choice for maintaining optimal indoor air quality and energy savings at Texas Tower.

To protect exterior air intake and exhaust openings from wind-driven rain and wind-borne debris, Nailor's 1605WDF Drainable Blade Louver was chosen for its proven performance and architectural refinement. Florida Product Approved and AMCA Certified, it is engineered to deliver dependable protection in even the most extreme weather conditions. This louver offering an ideal balance of durability, functionality, and aesthetics—making it a perfect fit for resilient, high-performance buildings like Texas Tower.

CURTAIN FIRE DAMPER

Model: D0120



FIRE/SMOKE DAMPER

Model: 1221



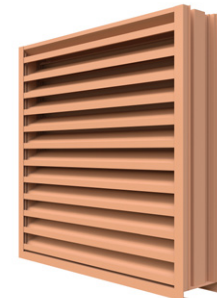
CONTROL DAMPER

Model: 1020



WIND-DRIVEN RAIN LOUVERS

Model: 1605WDF





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IMAGE COURTESY OF STEELBLUE



IMAGE COURTESY OF JASON O'REAR



IMAGE COURTESY OF HINES