



OPPORTUNITY/CHALLENGE

Transwestern was awarded the property management of Pennzoil Place in May 2009. The team introduced several capital projects to ownership that were pertinent to the building. Some of the major projects which were completed in 2010 include: replacement of a cooling tower and domestic water pump that were 35-years old and other project include the replacement of the restroom plumbing fixtures. Some of the projects currently: replacement of a 35-year old chiller, fire alarm system, building control system and the installation of a fiber backbone.

SOLUTION

The cooling tower was completely rebuilt without shutting down the chill water system. The domestic water pump was replaced with a state-of-the-art system. All of the restroom fixtures were replaced with low-flow fixtures.

The chillers were replaced by three new Trane 1,550 ton chillers and one 1,500 ton chiller with a variable speed drive. These chillers are some of the most efficient on the market. The fire alarm system was replaced with a new, fully addressable system that will expand the fire and life safety coverage of the building with pinpoint accuracy as to the location of problems and the ability to self diagnose as to coverage failures. The building control system will be replaced with a new state of the art digitally controlled building automated system. The installation of the fiber backbone will not only provide better and more reliable communication to the building systems, but will provide the tenants with secure networks, phone, and television access.

VALUE ADDED BY TRANSWESTERN

Transwestern worked in conjunction with ownership to achieve LEED®-EB:O&M Gold Certification in 2011. These sustainable projects have and will continue to reduce energy costs, operation costs, and maintenance costs. Since completion of the cooling tower, water usage has decreased by approximately 30 percent. Rebuilding the cooling tower has increased chilling capacity by approximately 50 percent. The replacement of the domestic water pump has increased reliability and consumes approximately 50 percent of electricity.