



3D/International Tower

Houston, Texas
Property and Facility Management

OPPORTUNITY/CHALLENGE

3D/International Tower is a 406,415 square foot suburban office project in Houston. The original chillers (722 ton units) were installed in 1979 and very inefficient (.95 kwh/ton) and costly to operate. Moderate to high temperatures, common in Houston, required running both units, resulting in wasted cooling capacity

SOLUTION

- Installed one 400 ton pony chiller with operating efficiency of .55 KW per ton.
- Operate new chiller as “lead unit” during year, reducing runtime of larger units and improving operating efficiency.
- All floors are controlled by a Johnson Controls Metasys energy management system. System being expanded to include interior and exterior lighting requirements.
- Installed new fill, variable speed drives and new fan motors on cooling tower.

VALUE ADDED BY TRANSWESTERN

- Annual savings of over \$75,000.00 or \$.18/SF.
- Reduced Hourly Overtime Air expense from \$57.48 to \$35.84.
- Awarded ENERGY STAR® label in 2002, 2003 and 2004.