

FOUR OAKS PLACE

Building HVAC, Controls, & Retrofit



COMMERCIAL

“We would never have gotten our LEED Gold certification had we not upgraded our central plant. That certification is critical if our 30-year-old building is going to be competitive in Houston’s competitive Class A real estate market.”

– Fred Whitty
Vice President, Four Oaks Place

PROJECT AT A GLANCE:

- **Project Gross Footage:**
1,865,000 sq. ft.
- **Project Cost:**
\$3,213,160.00 (base cost)
- **Payback:**
10 years

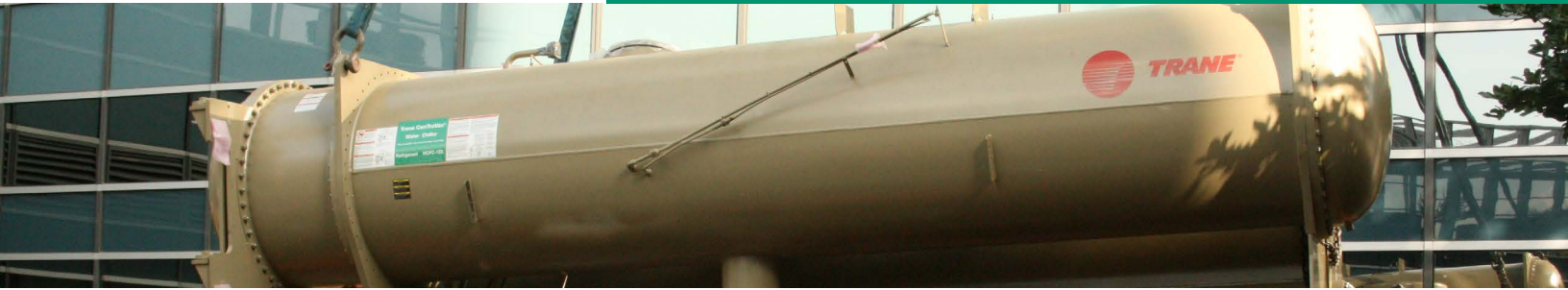
Upgrading an inefficient commercial property to achieve a coveted LEED Gold certification.

◆ CHALLENGE

Four Oaks Place is the elegant focal point of Post Oak Boulevard, defining the northern boundary of Houston’s trendy Galleria area. When the four buildings that comprise this 30-year-old prime commercial property were purchased in 2004 by TIAA-CREF – a teachers’ pension fund that prides itself on its long-term real estate investments – the new owners insisted on an HVAC plant upgrade that would earn their state-of-the-art buildings a LEED Gold energy-efficiency certification. While more difficult to achieve with an existing property than a new one, this certification is emblematic of the fund’s commitment to managing its real estate responsibly, for maximum sustainability.

◆ SOLUTION

Even though the buildings of Four Oaks Place boasted a respectable Energy Star rating of 90, the owners felt that, because of the property’s age and operating costs, there was room for improvement. Institutional-grade owners such as TIAA-CREF take the long perspective on their Class A buildings, so settling for good enough isn’t good enough. These owners insisted on the best, most competitive property possible – one that bore the coveted LEED Gold certification – which meant that the property’s existing chillers had to be upgraded, even though they were well maintained and operating properly.



ENERGY SAVINGS

- **Energy Saved:**
Electricity: 183,165 kWh/year
- **Building Energy Use Intensity**
Before: 57
After: 56
- **Energy Star Rating**
Before: 94.4
After: 96.1

ENVIRONMENTAL IMPACT:

CO₂ reduction of 1,292 metric tons

PROJECT TIME LINE:

- **Results Verification:**
2013
- **Project Completed:**
2013
- **Project Started:**
2012
- **Energy Evaluation/Audit:**
2012



Hunton Services replaced all 5 of the chillers that were original equipment when the property was first built in 1982: 3 - 1,400-ton units, an 800-ton unit and a 400-ton unit. Also replaced were 2 exhaust fans that comprise a ventilation portal, a refrigeration monitor that tracks HVAC system leakage as well as numerous valves and actuators that were critical to achieving the property's LEED Gold energy-efficiency certification.

◆ RESULTS

By implementing this HVAC efficiency upgrade solution, Hunton Services has driven down maintenance costs at Four Oaks Place by \$20,000 per year. A year-over-year comparison shows that the new HVAC system can handle even a 13% increase in cooling degree days (CDD) using less power: plant kWh dropped 17% and kWh per ton decreased by 21%. Which demonstrates the upgrade solution's ability to create more cooling in hotter weather more efficiently than ever before.

Most importantly, everyone at TIAA-CREF is proud that their Four Oaks Place property has earned the coveted LEED Gold energy-efficiency certification and can take its place among the group's portfolio of responsibly managed and sustainable real estate investments.

◆ WHY CHOOSE HUNTON GROUP?

In addition to world-class systems and innovative solutions, The Hunton Group is known for its expert and reliable people - the team that delivers energy efficient HVAC systems, top-notch facility service and parts support, sophisticated open control systems, financial solutions and now, as an independent energy producer.

◆ FOR MORE INFORMATION, CONTACT:

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