



Hunton
Services

TACLA009290C
MPL 38267

COMMERCIAL MARKET ————— 2022
COMMERCIAL REAL ESTATE AGENCY
CHILLER REPLACEMENT

CHILLER REPLACEMENT SERVICES

ROUTINE MAINTENANCE

TURNKEY RETROFITS

MAJOR/MINOR REPAIRS

VIBRATION ANALYSIS

CONTROLS

ANNUAL STOP INSPECTION

ALIGNMENT

CLEANING

RENTALS

**HIGH PERFORMANCE
BUILDINGS FOR LIFE**

In addition to world class systems and innovative solutions, Hunton Services is known for its expert and reliable people - the team that delivers energy efficient building systems, top notch facility services and support, sophisticated open control systems, financial solutions and now, as a retro-commissioning agent for CenterPoint® Energy.

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713 - 643 - 8336

marketing@huntongroup.com



CHALLENGE

Hunton Services was contracted to replace two 650 ton chillers from 1981, located at 3040 Post Oak Blvd a 21 story office building that is a fully occupied facility for Stream Realty. This project was issued for construction on February 5, 2020, and the preplanning commenced. The central plant control system was outdated. The energy use for the central plant was high.

SOLUTION

Hunton Services was contracted to replace the older chillers, upgrade the auxiliary equipment by installing VFDs on chilled water and condenser water pumps, install new central plant control system, and optimize the system to improve energy efficiency.

RESULTS

Trends were collected and a baseline energy efficiency and energy consumption for the central plant was established. Over the first full year of operation following the completion of the project, the baseline energy consumption (kWh) was determined to be 2,562,000 kWh with an electric efficiency of 1.15 KW/Ton. Because of the equipment upgrades and operational improvements achieved during the project, the first full year energy consumption decreased to 1,298,000 kWh with an average annual efficiency of 0.58 KW/Ton. The central plant performance improvement over first full year was 49.6% resulting in 1,264,000 kWh avoided compared to the baseline energy consumption. First year savings realized from the project - \$95,000, as well as a Centerpoint Energy Rebate of \$15,300.



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DATA

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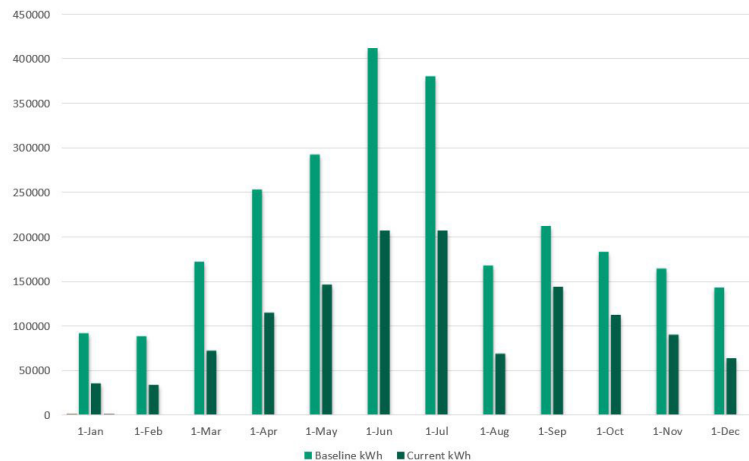
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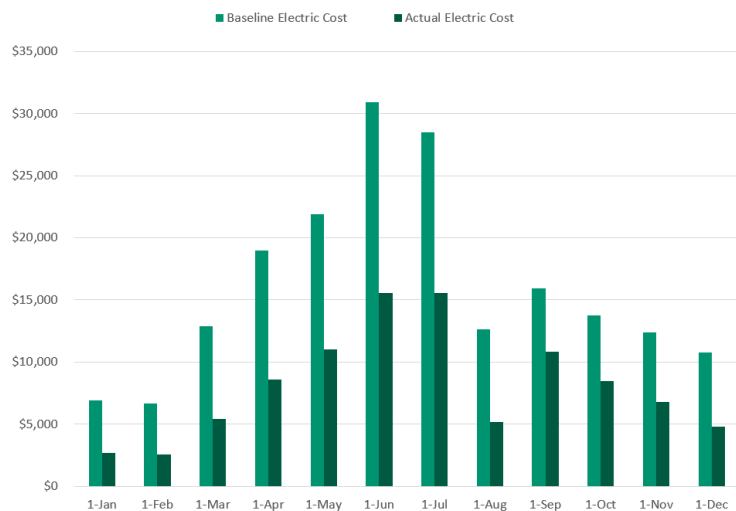
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Baseline Vs. Current kWh



Baseline vs. Actual Electric Cost



"Hunton Services brought their A Game to 3040 Post Oak for its full chiller replacement project. The installation was as smooth as one could hope for. Based on the statistical information Hunton provides us on a monthly basis, the new chillers are outperforming their initial estimates."

- Rick Comeaux
Senior Property Manager

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