



Case Study

**General Services Administration
Department of Justice
Dallas, TX**



PROJECT HIGHLIGHTS

Environmental Benefits

4,119 tons of harmful greenhouse gas emissions reduced annually

Equivalent to:

- Preserving 26.1 acres of forest from deforestation* or
- Conserving 8,689 barrels of oil*

Capital Costs

\$2,665,898

Annual Savings

Energy: \$282,220

* Sources:

- Leonardo Academy's Cleaner & GreenerSM Emissions Reduction Calculator
http://www.cleanerandgreener.org/resources/emission_reductions.htm
- U.S. Environmental Protection Agency, Greenhouse Gas Equivalencies Calculator
<http://www.epa.gov/cleanenergy/energy-resources/calculator.html>

PROJECT DESCRIPTION

Energy Savings Performance Contract

Challenge: This Department of Justice facility was in need of mechanical and electrical upgrades. The staff was reporting on-going problems with the controls systems when working with controllers and the energy management system. A water heater had reached the end of its useful life and needed to be replaced. The biggest challenge ConEdison Solutions faced, through its subsidiary Custom Energy Services, was keeping a computer room used to monitor critical nation-wide operations on a 24/7 basis, consistently cool. Also, this is a historic building and all work needed to take that factor into consideration.

PROJECT SCOPE

Solutions: Due to the critical nature of this computer system, the team had to maintain the temperature in the computer room throughout construction using redundant systems. This redundancy is now a safeguard for emergencies.

Awards

The GSA staff that worked with us in developing this project received the 2003 Federal Energy & Water Management Award for their efforts. The award honors individuals and organizations who have made a significant contribution to the efficient use of energy and water resources in the Federal Government.

Contact:

Carol Lautzenheiser
Facilities Manager
819 Taylor Street, Room 12A1
Fort Worth, TX 76102
817-978-6151

Construction Start Date:

May 2001

Construction End Date:

June 2002

ENERGY CONSERVATION MEASURES

Lighting and Lighting Controls

- High efficiency lighting
- Occupancy sensors

Building Controls

Energy management system

Heating and Cooling

- DX to chilled water
- Variable frequency drives
- Chiller plant consolidation