



Green Building Services

ENHANCING YOUR FACILITIES, PROFITABILITY AND ORGANIZATION

PROJECT PROFILE

DALLAS CONVENTION CENTER

LEED Certification: Silver EB

SIZE

2.2 million gross square feet

203,000 square foot column-free exhibit hall

724,726 square feet additional contiguous exhibition space

LOCATIONS

Dallas, Texas – downtown Central Business District

PROJECT INVESTMENT

US\$ 16.0 million

DESCRIPTION

The Dallas Convention Center, as part of a new city green initiative and as part of an effort to improve the building environment decided to commission a large scale renovation of the building compliant to the LEED for Existing Buildings guidelines. They were seeking USGBS LEED Silver Certification.

To assist in these efforts, the City of Dallas engaged Green Building Services(GBS), a division of Johnson Controls Inc., to guide the LEED for Existing Buildings efforts in deploying conservation measures designed to reduce water, electricity, and natural gas consumption. The 2.2 million gross square feet building houses approximately 1 million square feet of exhibition space, a DART station with multiple light rails, 75 truck berths for vendor delivery, a 9,816 seat arena, 1,750 seat interior theater and 96 total meeting rooms.

To aid in the Dallas Convention Center LEED Certification goal, GBS employed a proprietary six-step, multi-tiered, process which included; preliminary audits, measurements, verification, facility improvement measure design and implementation, Return on Investment analysis, and assistance in procurement of alternative funding mechanisms. Working in collaboration, GBS was able to help the Dallas Convention Center realize their goal of LEED Silver Certification for EB within _____ months of beginning the process.



MILESTONES

- I. Power Factor Correction – Payback in 4.5 years
- II. Energy Management System – Payback in 4.8 years
- III. Water Conservation Measures – Payback in 4.9 years
- IV. Lighting Retrofits – Payback in 7.2 years



SAVINGS/METRICS

The Dallas Convention Center stands as an exemplary example of how to adapt sustainable elements into large scale existing buildings.

The US\$16,000,000 initial investment is scheduled to provide an approximate US\$2,000,000 of guaranteed annualized utility savings – 83% in electricity, 16.5% natural gas, and 0.5% water reduction costs. Implemented sustainable operational components included; chiller replacements, electrical lighting fixture changes, plumbing fixture replacements and the addition of sophisticated building controls.

KEY PERSONNEL/ROLES

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CLIENT REFERENCE

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Green Building Services

Johnson Controls Green Building Services teams have secured green certification for more than 17 million square feet of building space from Canada to South America to the Far East. 1,150 LEED-accredited professionals are at the forefront of helping facility owners and managers achieve green building certification and introducing improvements that make life better for the people inside and outside. Contact us at GreenBuildings@jci.com.



Johnson Controls delivers products, services and solutions that increase energy efficiency and lower operating costs in buildings for more than one million customers. Operating from 500 branch offices in more than 150 countries, we are a leading provider of equipment, controls and services for heating, ventilating, air-conditioning, refrigeration and security systems. We have been involved in more than 500 renewable energy projects including solar, wind and geothermal technologies. Our solutions have reduced carbon dioxide emissions by 16 million metric tons and generated savings of \$19 billion since 2000. Many of the world's largest companies rely on us to manage 1.5 billion square feet of their commercial real estate.