

1500 Quail Building Wins International Honors

EMCOR Services Mesa Energy Systems and its Danfoss Turbocor Compressor retrofit project contributed significantly to the 1500 Quail Building's receipt of its International TOBY. The Office Building of the Year (TOBY) Awards are the most prestigious and comprehensive programs of their kind in the commercial real estate industry, recognizing quality in office buildings and rewarding excellence in office building management.

All facets of a building's operations are thoroughly evaluated. Buildings are judged on everything from community involvement and site management to environmental and "green" policies and procedures.

The competition consists of three levels, beginning at the BOMA local association level. Winning entries advance from there to the regional level and, finally, regional winners advance to the international level.

At the BOMA International Conference in Denver in June, 2008, the commercial real estate industry honored 1500 Quail in Newport Beach, California with The International Office Building of the Year (TOBY) Award in the Under 100,000 Square Feet category. The property is owned by McMorgan and Company, and is managed by Cushman & Wakefield. The property Manager is Peggy Sanchez, and the Building Engineer is Don Trodahl.

The Danfoss Turbocor compressor retrofit project was completed in 2007. Each chiller was originally equipped with two 60-ton reciprocating compressors.

EMCOR Services Mesa Energy Systems' solution removed the existing compressors, and replaced them with two (2) 60-Ton Turbocor compressors per chiller. They also replaced the 15% less efficient R-22 refrigerant with environmentally-friendly R-134A, which also helped qualify the building for green status.

Danfoss Turbocor Compressors Inc. and EMCOR Services Mesa Energy Systems are both excited and honored to have been a part of this project.

The four Danfoss Turbocor compressors are providing these additional benefits:

- Annual energy consumption reduction of 195,076 kWh/yr
- Annual energy costs reduction of \$ 40,734.00
- Return on investment of 5.41 years
- Compliance with Energy Star and LEED certification requirements
- Significant reduction in vibration and noise from mechanical equipment

by: Dana Casassa, EMCOR Services Mesa Energy Systems



Before



After