

CASE STUDY

Traveler's Insurance

Project: Traveler's Plaza Building Renovation

Client: Trammell Crow Corporate Services

Scope: Travelers Insurance and their property management firm, Trammell Crow Corporate Services, hired Celtic Energy in June 2001 to help in the renovation of Traveler's early 1970s vintage 500,000 square-foot, 10-story Plaza Building and to enroll the project in CL&P's Energy Conscious Construction Program.



Our work consisted of three phases:

- **Energy Study** consisting of developing a Trane Trace 600 model of the building, and then ran simulations based on various energy saving strategies including various lighting, HVAC and controls measures.
- **Design Quality Assurance:** Chris Halpin worked with the A/E firms; the local utilities, the GC, and the client to ensure that recommended energy saving measures were included in the design. The lighting system we designed and installed in the building consists of over 4,000 fully dimmable T8 fluorescent fixtures, constituting the largest totally dimmable building in New England.
- **Construction Quality Assurance:** Mr. Halpin continued to work with the design team, client, and GC to ensure the energy saving measures were installed and commissioned per design, and to meet CL&P's requirements.

Results: The client is saving over \$300,000 per year, and secured over \$250,000 in utility rebates due in large part to the stewardship of the process by Mr. Halpin. His extensive experience with complex, time-sensitive construction projects helped the client overcome many obstacles, and stay focused on meeting the energy saving objectives set at the beginning of the project.

Customer Contact: Ken Briggs
Facilities Manager
Trammell Crow Corporate Services/Traveler's
(860) 277-3296
Kbriggs1@travelers.com



Celtic Energy Inc. • 701 Hebron Avenue • Glastonbury, CT 06033 • 860.882.1515 •
www.celticenergy.com

