

Case study

Colony Park

Jackson, Mississippi



Energy efficiency is a walk in Colony Park

Colony Park is a 450-acre mixed-use real estate development near Jackson, Miss., that hosts a variety of high-end office, commercial, residential, and retail businesses. Tenants situated in this vibrant, master-planned environment are on the 50-yard-line of business and energy innovation.

In 2007 Colony Properties, the development's management company, wanted to optimize the facility management process to maintain the site's first-class business atmosphere, ensure lasting property values, and retain tenants. Managers reached out to Johnson Controls to find a solution to help alleviate increasing energy bills, rising operating costs, and a growing maintenance backlog.

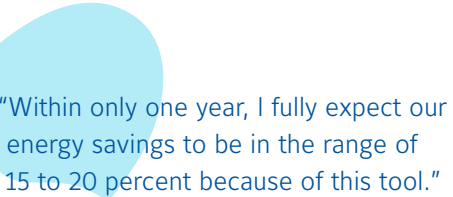


Increased visibility for energy and cost savings

Johnson Controls delivered an enterprise energy management solution throughout the commercial office-building portfolio. Metasys® Sustainability Manager provides real-time visibility into energy consumption, utility costs, greenhouse gas emissions, and building automation system optimization.

"The enterprise-wide viewpoint eliminated the need to wait for reports or to manually collect and integrate data from separate systems. We now have a comprehensive picture of how the Park is truly performing," said Chris Wheeler, Vice President of Real Estate of Colony Properties.





The Sustainability Manager Platform has a direct and measurable impact on tenants. Each tenant is responsible for his or her own utility costs. The Sustainability Manager dashboard displays tenant energy use and current vs. historical consumption trending. This information is available to tenants so they can promote energy-use behavior change and reduce overall costs. It also enables enhanced maintenance features. The perpetual commissioning of systems will reduce maintenance costs and alert engineers to issues or necessary actions prior to equipment failures. Analytic reports help managers identify operational inefficiencies that, once addressed, result in immediate energy savings, reduced maintenance costs, and fewer equipment failures.

Colony Park has further optimized its energy use within its existing building infrastructures. Its most recent multi-tenant office building, 200 Renaissance, achieved LEED Gold Certification July 2010 from the USGBC. 200 Renaissance is one of the most progressive and technologically advanced buildings in the state. From its energy and HVAC efficient systems, to its wireless and data infrastructure, the building provides the latest in innovation and an optimal work environment for its occupants.

Colony Park is equipped with an energy management solution that drives measurable cost savings and meets business objectives. The technology is future ready and will support the development's continued expansion for years to come.