



Overall Project Description:

Large scale renovation of a former Federal Reserve Building constructed in 1919 to a state of the art Carrier Hotel



- Location:*** 400 South Akard-Downtown Dallas
- Size:*** 7 story building comprising 320,000 square feet
- Renovation comprised:***
- Demolition:*** Complete demolition of all interior improvements, asbestos and all systems
- Seismic renovation:*** Complete structural retrofit incorporating reinforcement of beams
- Electrical Systems:*** New 24,000 amp 480 volt electrical service and two power risers.
- Emergency Systems:*** Entire electrical system including 8 -1500 KW generators, interconnected emergency fuel system and parallel gear
- Mechanical Systems:*** New 3000 ton central HVAC system with N+1 redundancy
- Common Areas:*** Complete renovation of all common areas including new elevators, security systems, exterior, roof and HVAC system
- Tenants:*** Williams, Verado, Teleglobe, TXU Universal Access & 360networks

Selected Infrastructure:



Complete new common areas



Emergency generator electrical paralleling gear



Generator pad with conduit to accept tenant installations



Complete new HVAC systems



3,000 ton condenser water plant