

CASE STUDY 10 Universal City Plaza

2019
Energy Efficiency Project of the Year



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Along with our parent company, Comcast, we are committed to sustainable innovation. We strive to integrate energy efficient practices throughout the facilities on the Universal Studios Lot. Thank you to the Los Angeles Better Buildings Challenge for this award and the opportunity to showcase our advances.

Michael Moore
President & General Manager
Universal Studios Operations

Property Description

Built in 1984, 10 Universal City Plaza is a 35-story skyscraper and the tallest building in the San Fernando Valley. NBCUniversal has invested significant capital in the building since acquiring it in late 2013. These improvements have created a modern, state-of-the-art, energy efficient building in a very short period of time. It is LEED Gold certified with a score of 72.

Sustainability Goals

NBCUniversal's Green is Universal initiative is focused on recycling and waste reduction, responsible sourcing, water conservation, and energy efficiency. The company believes in educating and engaging employees through the initiative.



9.3%
reduction in 2018



87
Energy Star Score

Portfolio Specifications

Address: 111 Universal Hollywood Drive
Square Feet: 822,203
nbcuniversal.com

Project Background

NBCUniversal purchased 10 Universal City Plaza in late 2013 and has invested in significant energy-saving capital improvements. The building was LEED Silver and, under NBCUniversal's ownership, achieved LEED Gold in 2018.



Pro Tip

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Approach your building holistically and optimize the technology used. At 10 UCP, we deployed a portfolio of solutions including an upgraded chiller plant, building automation, elevator modernization, and LED lighting retrofits. Additionally, the Smart Commissioning of the new chiller plant was key to this project realizing its energy efficiency potential.

Bryce Mason
Senior Vice President
Facilities & Administration
Universal Studios Operations

2018 Project Highlights

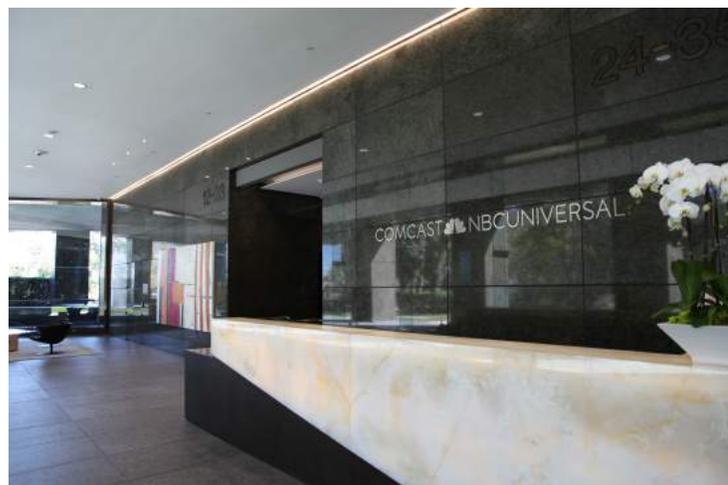
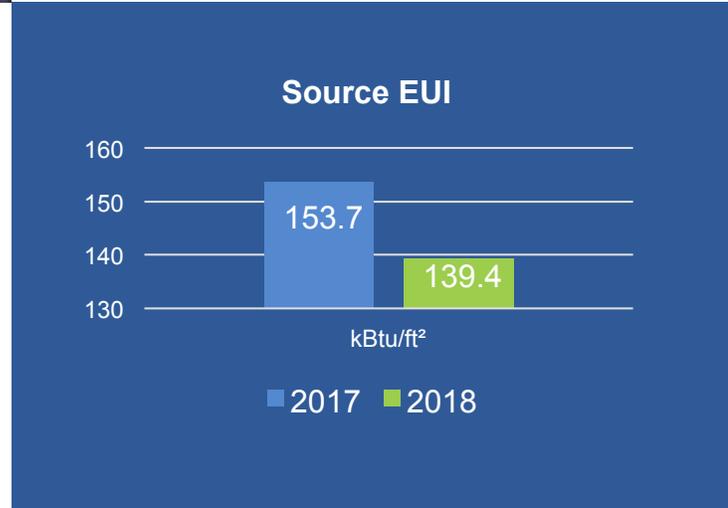
- Increased Energy Star Score from 83 to 87, while adding significant occupancy and use intensity
- Comprehensive mechanical, electrical and plumbing upgrades throughout the facility
- Retrofitted utility plant to high-efficiency boilers, chillers, pumps, and controls with optimization logic producing a 40% reduction in plant energy compared to the project baseline—a 40% reduction in energy use intensity
- Upgraded to LED lighting throughout the building, and installed indoor air quality controls

Projects Completed Prior to 2018

- Retrofitted air handler electric strip heat to a heating hot water solution
- Completed renovation of 15 floors of office space with low-voltage smart lighting
- Installed occupancy sensors for outlet receptacles
- Sealed HVAC hot and cold decks to reduce air distribution losses
- Upgraded communication backbone and field panels
- Renovated 26 restrooms on 13 floors to low-flow toilets, urinals and faucets and LED lighting
- Replaced fluorescent bulbs with LED bulbs in the parking structure and stairwells

Stakeholder Engagement

Critical broadcast operations take place at 10 Universal City Plaza, and studio operations executives review and approve all capital projects. During installation, facilities staff ensured building occupants and key stakeholders were kept apprised every step of the way.



Innovation

10 Universal City Plaza is one of the only buildings in the country to demonstrate the power of Smart Commissioning and integrated performance analytics. All testing was performed through Smart Commissioning automation and advanced algorithms to continuously optimize the system for efficiency.