

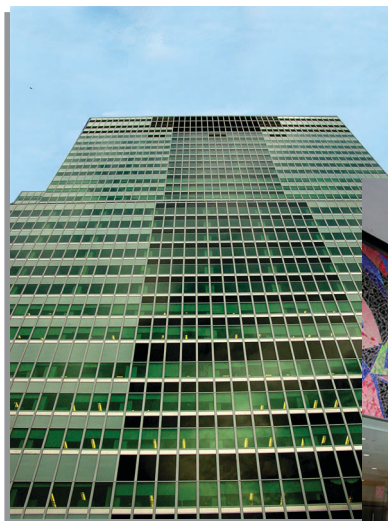
CASE STUDY

BUILDING AUTOMATION CONTRACTORS

2 Broadway

The MTA's recent lease of 2 Broadway, a 34-story facility in downtown Manhattan and noted as the largest NYC lease deal on record, prompted the multi-million dollar, 1.6 million sq. ft., renovation of its designated new headquarters. The MTA is recognized as the largest transportation network in North America, which comprises of subways, buses,

Along with the replacement of the 1958 façade, HVAC equipment, electrical distribution gear, and elevators, a new state-of-the-art Building Automation System was installed. The facility's BAS requirements demanded a high-speed communication network with easily manageable control devices and software, as well as, entailed the integration of the building's smoke control system. T.E.C. Systems Inc., upon being awarded the BAS controls project, responded with the design and installation of a Honeywell Excel 5000 BAS, which would tie together all HVAC and Smoke Control functions.



Project Specs:

Owner and Developer:
Metropolitan Transit Authority

Engineers:
Jaros Baum & Bolles (Base Building)
Cosentini Associates (Tenant fit-out)

Mechanical Contractor:
Centrifugal Mechanical (Base Building)
Nelson Air Devices (Tenant fit-out)

railroads, bridges, and tunnels, serving 2.3 billion riders and about 300 million vehicles annually. Recent technological developments such as Metrocard™ and E-ZPass™, have taken over transit tokens and long waiting lines at toll booths. Its new headquarters, in turn, also required a similarly impressive modern-day Building Automation System that would serve its occupants and facility management with ease of care and efficiency.

This large facility required precise coordination of a 5000 ton chilled water plant, (3) 200,000 CFM & (4) 100,000 CFM primary air fans, 650 VAV boxes, and 400 combination fire/smoke dampers to assure a comfortable, safe environment for MTA employees and critical systems, such as:

(continued)

2 BROADWAY (continued)

the main data center and disaster recovery center. Honeywell XBS graphical user interface makes monitoring and controlling this facility an easy task, for building engineers, through access to all BAS points.

Stringent schedule requirements challenged T.E.C. to efficiently run several electrical subcontractors along with certified software engineers and technicians to meet the MTA's deadline. Its completion date requirement was met with outstanding punctuality, reflecting the efficiency and high-quality workmanship of T.E.C.'s excellent staff. Just as the MTA makes commuting easier, T.E.C. Systems Inc. has made operating the MTA's headquarters a simpler job.



T.E.C. Systems Inc. is a full service, New York based, automation controls contractor, specializing in the design and implementation of computerized Building Automation Systems.

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