

CASE STUDY

BUILDING AUTOMATION CONTRACTORS

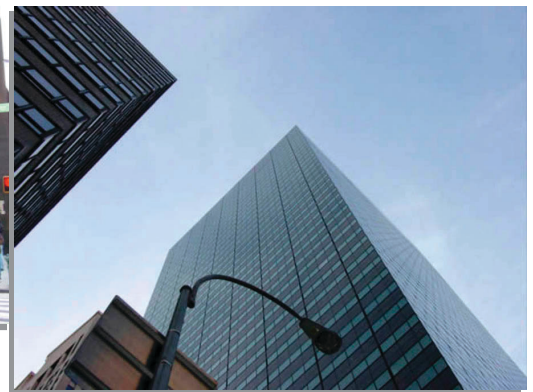
CASE STUDY

590 Madison Ave.

As part of a major 1995 retrofit, Edward J. Minskoff Equities, figured it was time for a major renovation for the 40-story tower of steel and glass gracing Madison Avenue in the heart of midtown Manhattan. The orchestration of 2400 perimeter induction boxes, fed by high pressure air handlers, 1200 DDC controlled VAV boxes, 240 floor isolation dampers, four

would handle all the data acquisition, control and field processing requirements. 16 Auto-Matrix Sage controllers networked together on a high speed Ethernet backbone handled the communication and network administration. Four user interface stations, one located in the building management office, another in the engineer's office, and the others in the upper and lower house mechanical equipment rooms, provide access for facility operating personnel.

T.E.C. Systems Inc. has also introduced LonWorks open/interoperable systems to the facility using Echelon's LonPoint system. With a recent control system renovation,



100,000 CFM built up air handlers, 12 steam hot water converters, 3,000 tons of refrigeration, and a dozen miscellaneous air handler units required a system that could monitor, control and communicate data from over 12,000 field points.

T.E.C. Systems Inc. was up to the challenge. Using Auto-Matrix's line of Sage and Solo controllers, T.E.C. Systems Inc. designed, installed and commissioned a network of 3000 stand-alone unitary controllers that

Minskoff Equities, along with T.E.C. Systems Inc. intends to keep this Madison Avenue property at the crest of technology.

Currently the largest Auto-Matrix installation in the world, this system easily handles its task without strain and has plenty of capacity for future expansion and enhancement.

Project Specs:

Owner and Developer:
Edward J. Minskoff Equities

Engineers:
Cosentini Associates



Honeywell

TEC.SYSTEMS INC.

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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