



CASE STUDY

BUILDING AUTOMATION CONTRACTORS

Palisades Center Mall

Renowned as the second largest mall in the nation, Palisades Center Mall in West Nyack, New York, boasts 4.3 million square feet and over 220 tenants. The enormous complex houses a 21 screen movie theater, indoor ice skating rink, 10 restaurants, a carnival size Ferris wheel, a



100 year old antique carousel, and well renowned anchor stores including: Lord & Taylor, JC Penny, Filene's, and Home Depot. This mall metropolis is more than just a shopping center; it's a complete family entertainment center.

A project of this magnitude required special attention when it came to design and installation of security, life safety and facility management systems. Along with the technical challenges of a project of this magnitude, an unthinkable schedule of only four months, from the award of contract to the Mall's opening, was allocated for the installation of all pertinent life safety systems.

To fulfill this seemingly impossible task, Pyramid Malls development group, Eklec Co., called on the expertise of T.E.C. Systems Inc. A staff of 20 design and management employees, along with over 200 electricians;

designed, installed, programmed, and commissioned the following systems:

- Networked HONEYWELL intelligent Fire Alarm system including:

- 1925 addressable space smoke detectors
- 1800 voice evacuation speakers
- 1000 strobe annunciators
- 350 pull stations
- 2 graphical user interface stations
- 16 remote annunciator panels
- Integrated 56 zone HVAC smoke control system

- PELCO CCTV and security system, including:

- 140 remotely controlled, fiber optic linked, color CCTV cameras
- 120 entry/exit door alarms
- 80 remote emergency call boxes
- 15 color security monitors



- 10 VCR recording station

- HONEYWELL Direct Digital Control Building Management System, including:

- 38 stand alone control of rooftop HVAC and smoke control fans
- 132 space temperature zones
- Integration of 220 tenant HVAC units for smoke control
- 180 carbon monoxide gas detectors for parking garage
- Control of 58 garage ventilation fans

(continued)

Project Specs:

Owner and Developer:
Pyramid Management Group

Engineer:
Law Kindon

Construction Manager:
Eklec Co.

Palisades Center Mall (continued)

- 50 lighting control panels with over 1200 lighting relays
- Full integration into Fire Alarm system and GUI station
- Public Address system with 350 SOUND SPHERE PA speakers

With completion of the life safety systems in a record four months, the mall was open for business. A total of 3 million feet of communication, network, and control cable were utilized on the project. Some of the benefits the owner uses on a daily basis are:

- Exact location reporting of all intelligent fire alarm devices, including; alarm, trouble and maintenance monitoring conditions.
- Graphical representation of all fire alarm, HVAC, and alarm points
- Recording and archiving of all FA, HVAC, Security and CCTV system statuses and alarms.
- Maintenance and alarm reporting for all HVAC and mechanical systems.
- Long term scheduling of lighting and HVAC for holidays and special events.
- More effective utilization of security and maintenance personnel through centralized control and monitoring at security dispatch center.

Despite the overwhelming size and time-restraining schedule allowed for this project, T.E.C. was able to deliver a highly sophisticated, integrated Facility Management System upon their demand.



Honeywell



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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