



Greenway Plaza

Case Study

PROJECT TYPE: HVAC CONTROLS + ACCESS CONTROL | BUILDINGS: 11 | SQ FT: 4.9 MILLION | LOCATION: HOUSTON, TX

SITUATION

The Greenway Plaza campus was originally outfitted with a CSI I/NET systems which was deemed obsolete by the manufacturer, forcing property management to find an alternative solution for HVAC and access control.

APPROACH

Computrols Building Automation Software (CBAS) was installed on the property in the early 2000s as the property management group slowly replaced the existing CSI I/NET system as tenant build outs occurred.

In 2005, the property management team decided to be more aggressive with retrofitting one particular building. Computrols technicians installed a 64X controller on every third floor and the building's performance improved immediately. The success of this initial retrofit and the level of comfort the facilities team developed with CBAS would lead to more significant projects in the years to come.

After this initial proof of concept, Computrols was tapped to retrofit the majority of the remaining buildings in Greenway Plaza. In 2006 and 2007, Computrols technicians took over 200 mechanical rooms on the campus. Seeing that CBAS was so simple to use, the facilities staff took it upon themselves to replace hot/chill water valves, face/bypass dampers, run wiring, and program the entire system autonomously.

As a part of this project, Computrols also installed CBAS Web which gave facility engineers the ability to manage their system remotely. It also gave tenants a simple-to-use platform for scheduling overtime air and lighting.

Having maintained a mutually beneficial working relationship for nearly ten years, in 2012, Computrols was chosen to replace the existing access control system at Greenway Plaza.

This project involved retrofitting 300+ access points inclusive of elevators, garages, and doors throughout the campus. Computrols technicians also integrated its access control system to the newly installed destination dispatch elevator system in buildings 8 & 12. To ensure security, avoid downtime, and provide a smooth transition for tenants, Computrols also interfaced with the existing access control system throughout the retrofit process.

RESULT

Today, Computrols Building Automation System remains in place at this picturesque campus keeping tenants safe, comfortable, and healthy while giving the inhouse staff the ability to control their buildings.



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