



Miami Tower

Case Study

PROJECT TYPE: HVAC CONTROLS INTEGRATION | STORIES: 47 | SQ FT: 1,000,000+ | LOCATION: MIAMI, FL

SITUATION

Constructed in 1983, the building was outfitted with a Johnson Controls system which included a JCI 85/40 front-end with FPU and DSC controllers for HVAC control. As the years went by, the building upgraded its building automation system by adding a small number of JCI Metasys (N2) controllers and a Metasys front-end. More recently, JCI added another head-end computer along with their latest BACnet controllers. This new addition created a major issue for the building staff. The new headend and controllers utilized a newer version of Metasys that was incompatible with the legacy controllers, meaning the two systems could not communicate with each other! JCI's recommended solution was to rip out and replace the legacy controllers.

APPROACH

Computrols proposed a three-phase plan that would integrate both the new and old JCI systems while providing a single front-end software.

Phase 1: Computrols technicians replaced the two JCI front ends with Computrols Building Automation Software (CBAS). Unlike the Johnson Controls head-end computers, CBAS is able to communicate directly to all legacy JCI controllers. Computrols also replaced a handful of the existing parent-level controllers with its lifetime-warranty X-line controllers to increase overall communication speed, providing higher DDC reliability.

Phase 2: Computrols replaced the fireman's override panel. The new panel, along with Computrols 32X-SC controller, also integrated with the building's HVAC system as a means of smoke control/exhaust in the event of a fire.

Phase 3: Computrols replaced JCI controllers on each air handler, the chiller, and the cooling tower in the building for more reliable control.

RESULT

This initial integration project yielded results almost immediately, reducing energy consumption and operating costs significantly. Year over year, the facility's kWh consumption was reduced by approximately 10-15%. The additional controllers further improved control and decreased the kWh consumption of the building by nearly 25%.

With all three phases complete, Miami Tower's tenants and visitors enjoy an even more comfortable and safe environment. When considering only energy savings, Computrols was able to help save the building's ownership approximately \$250,000 a year. The building engineers now receive 55% fewer hot and cold calls from the building's tenants.



\$250,000

Energy Savings



55% FEWER

Hot/Cold Calls



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