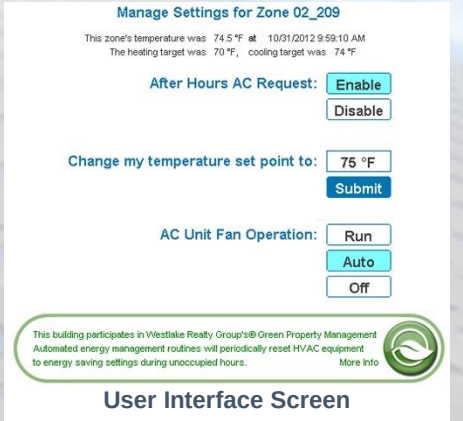
A Building Clouds Solution

Tenants Can Manage Temperature & Change Schedules for Their Office Space

Class A Office Building in San Francisco Gives Tenants a Web Based Temperature Control System

The Westlake Realty Group was faced with replacing a failing direct digital control (DDC) system for their central plant at 909 Montgomery Street in San Francisco. Westlake's Vice President and General Manager, Chris Marrs had been in discussions with some "traditional" DDC companies to replace the system. His meetings always ended the same way, he would get a replacement of the antiquated system which offered no modern bells and whistles, for what he considered an exorbitant price tag. He just kept thinking "…more of the same…".

Building Clouds engineered the project from a different point of view. Not only would they modernize the historic building's central plant, they would replace more than 100 stand-alone programmable thermostats with thermostats which connected to the "cloud" over Wi-Fi and formed a fully converged building management system (BMS) network. Water source heatpumps which had been operating on their own for years could now interact with the rest of the building, including the LonWorks DDC network for the central plant equipment.



User Interface Screen

In addition to complete BMS control via the internet by the Westlake's property managers, authorized tenants are now able to adjust set points and operational hours for each thermostat from an internet-connected web browser. An easy-to-navigate graphical user interface allows remote on/off control, 7-day programming of operating schedules and set points, graphing of historical data, email and text message alerts for alarms and maintenance.

System Components

- Opendiem EMS Software by **Building Clouds**
- Control Systems Integration by **Energy ETC**
- System Hosting & Help Desk by **Energy ETC**
- Cloudbeam Wi-Fi Enabled Hardware by **SkyCentrics**
- LonWorks Controllers by **Building Clouds**
- Thermostats by **Radio Thermostat of America**

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