

case study

71 Longueville Rd Lane Cove



From Vision to Reality

As a newly acquired asset, our client aimed to ensure consistent comfort throughout the floor space while achieving optimal energy efficiency and managing capital expenditure effectively.

Objectives

Extend Chiller Life Cycle

The central plant chiller's onboard controls had deteriorated, with parts no longer supported. To extend its life, the objective was to design, install & commission a new control system restoring full functionality.

Use Open Protocol

To eliminate vendor dependency and facilitate integration and expansion.

Create a BMS Head End

To provide visibility and close control of the complete HVAC System.

Solution

Powered by the Distech ECB 600

- Extensive programming functionality
- Versatile i/O capability
- Expandable & flexible

Interoperability

- Native BACnet Interoperability
- Smart interface to a new BMS Head End

Enhanced Visibility & Control

- Remote connection
- On site maintenance and adjustment
- Improved asset output

Results

Capital Expenditure Savings

With a total project cost of \$50,000 our client saved \$350,000 in replacement costs.

Reduced Cost & Disruption

The building recorded a substantial reduction in system downtime and reactive service calls.

Tenant Satisfaction

Tenant satisfaction improved markedly. Building occupants now enjoy consistent comfort conditions.



Conclusion

This project is great example of how advanced control strategies, aptly applied and managed, can deliver reliability, energy efficiency gains, extended life to aging assets whilst reducing Capital & Operational Expenditure.