

CBRE:1325 J Street Sacramento

THE I-SYS SOLUTION

The i-sys "total building approach" reduced overall project costs and the building's ongoing energy costs, while providing a solution to the growing demand for tighter integration/coordinated control strategies.

I-SYS INSTALLATION ON TIME, ON BUDGET

I-sys commenced the 1325 J Street project in June, 2007; completing it on time and on budget one year later. They installed a Continuum Workstation software and a SQL server, then successfully retrofitted the existing 12 occupied floors with HID card readers. The i-sys project for CBRE was complimented by Andover's flexibility for open standards which allows Continuum to inter-operate with third party systems. This flexibility enabled i-sys to incorporate other building operations into the Continuum front end including eight floors of parking lighting and the core lighting for the entire building. I-sys also added pressure sensors to the building's main water pumping station, integrating them into the system... enabling Continuum to e-mail alarms to the engineering staff in the event of pressure drops or pump failure in the building's critical water supply.

I-SYS ASKED FOR ADDITIONAL QUOTE

The cost and energy saving potential of the Continuum System now apparent, CBRE asked i-sys to develop a scope of work and a quote to retrofit the building's aging and inefficient BMS controls.

Phase 1 of the project is slated to begin in the Spring of 2009 replacing pneumatic valves, sensors, actuators and controllers for the A/C's, AHU's and heating fan coils located on each tenant floor while adding a VFD to the main building supply fan. In Phase 2 all of the pneumatically controlled VAV boxes will be replaced while integrating the entire mechanical system into the Continuum Workstation.

I-SYS, CBRE & UTILITIES PROVIDER WORK TO ESTABLISH INCENTIVES

CBRE expects to save the building's owner over \$40,000.00 per year in energy costs on Phase 1. This gives the project an extremely attractive return on investment. I-sys worked hand-in-hand with CBRE and the local utility provider to establish incentives associated with this project which will shorten the ROI and put the building on a path toward future LEED Building Certifications.



Project at a Glance

Project Type:

Update card access, lighting, and HVAC controls

Location:

Sacramento, California

Number of Buildings: One

19-Story High Rise

Market Segment: Commercial

Completion Date: Ongoing

New Features:

- Andover Continuum products for card access, security, lighting and HVAC controls.
- 70+ card-access controlled doors
- 2000+ cardholders
- Alarm management system for Web-access viewing
- HVAC & lighting controls to monitor environment
- Central file server w/Windows Server 2003 with a SQL Server
- 7 Workstations w/ability to e-mail alarms and general information
- Custom graphics pages for easy end-user operation
- Integrated Web interface for common use and view

Applications

Andover Continuum integrated security and building controls



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