

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

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 AND UTILITIES PROVIDER 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



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.

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For more information about i-sys corporation and our regional offices visit www.i-syscorp.com.