

311 North Street Associates LLC

311 North Street
White Plains, N.Y.



CASE STUDY

311 North Street LURED by the recent economic revitalization of White Plains, a Manhattan-based firm bought the 23-acre St. Agnes Hospital property for \$21.4 million at a state-run auction. The winning bidder, the Noyack Equity Group, a partnership of six investors formed to acquire and develop the hospital property, said it plans to build a world class medical facility and housing for the elderly on the site.

The facility is now the home of many smaller medical practices including Hospice and Palliative Care, NYU Medical Practices, Roker Adult Social Day Care Center, Pisani Anthony R MD, Dr. Kenneth B Goldman, MD and over 15 other medical practices including ambulatory surgery and recently signed 6 floor assisted living facility which is presently under construction.

PECONIC began to furnish and install a DELTA Control System in 2007 as part of the base job. The facility is heated and cooled from a penthouse roof top power plant and consists of a 300 Ton Trane Chiller, 2 non-condensing hot water boilers and over 76 VAV's. Four large AHU's equipped with Pre-Heat Coils, Cooling Coils, Exhaust Air, Mixed Air and Fresh Air Dampers, RH%, DAT, RAT, Static Pressure Sensors, Freeze Stats and Variable Speed Drives for the Supply and Return Fans supply the occupied space with heating and cooling. Each VAV is equipped with a DELTA BACstat and allows the occupant to regulate his own space temperature.

The entire control system including all VAV's are networked together and are monitored and controlled using ORCAweb.

Over the past 2 years the DELTA Control Systems has been expanded to include control over an additional 60 VAV's, Common Area Space Temperatures and Lobby Fan Coil Units .

With proper password operators and PECONIC staff remotely log in to the system.

Further expansion of the system includes Card Access and Lighting Control.

Visit: <http://75.127.209.157/Deltaweb/login.asp>

User Name: north
Password: DEMO



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CONTROL HIGHLIGHTS:

- * 4 Large AHU's controlled
- * Variable Speed Drives
- * Static Pressure
- * 136 VAV's Controllers
- * 136 DELTA BACstats
- * Web Based Color Graphics
- * Password Protected
- * Alarms\Exception Reports
- * P.C. Color Graphics
- * Historical Trending
- * XY Trend Plot Of All Variables

Engineer: RAND Engineering, P.C.
Nick Rad

Contact: Call PEPCO for contact info

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