

CITY LIGHTS

LONG ISLAND CITY N.Y.



MODEL:

- ENERGUARD 50 Sensor System**
- 50 Wireless Space Temperature Sensors**
- 2 400HP Cleaverbrook Boiler Control**
- 1 Vacuum System**
- 1 Steam Valve Control**

CITY LIGHTS The Citylights building was the first building to be built in the new Queens West development. It was finished in late 1997 and is a 42 story cooperative with 522 apartments ranging from studios to two and half bedrooms although over the years people have joined apartments to create larger spaces. The building includes a parking garage, tennis courts, a gym and breathtaking views of the city.

The building is heated by 2 Cleaverbrooks 400 horse power low pressure steam boilers. The ENERGUARD™ controls the Start Stop of the boilers. Boiler Optimization is accomplished through software resident in the ENERGUARD™ that constantly calculates Boiler Efficiency and automatically controls the boiler operation to precisely meet the heat demand. Steam is pulled through the building by vacuum pumps. Steam flow is modulated to the building using one zone control valve. 50 Wireless Space temperature sensors are positioned in strategic locations through out the complex. As the sensors report the temperature the steam valve is modulated proportionally in conjunction with the boilers to deliver more or less steam as needed to maintain precise building temperatures.

Prior to the installation of the ENERGUARD™ and not knowing the temperature of the apartments the building operators would override the steam valve to open all the way in response to a tenants complaint of being cold often resulting in over heating. If a resident complains of cold temperatures in the building the staff presses the HEAT-OVERRIDE button and 15 minutes of heat is provided, then the ENERGUARD™ resumes automatic control.

WEB Based software allows the resident manager and staff to LOG-IN from any PC that has internet access. User friendly Color Graphics allow the manager to monitor and view tenant apartment temperatures and zone valve operation.



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HIGHLIGHTS:

- * Reduced Fuel Cost by %
- * Control MEPCO Steam Valve
- * Control 2 400 HP Boilers
- * 50 Wireless Temperature Sensors
- * Domestic Hot Water Monitored
- * PC With Color Graphics
- * WEB Based HTML Graphics
- * Password Protected
- * Alarms\Exception Reports
- * P.C. Color Graphics
- Historical Trending
- XY Trend Plot Of All Variables

Contact: Resident Manager
718-340-1121

**BOILER CONTROL * HVAC CONTROL * HEAT-MASTER™ * ENERGUARD™ * WIRELESS TEMPERATURE SENSORS
LIGHTING CONTROL * CARD ACCESS * DDC SYSTEMS * ENERGY MANAGEMENT * BMS SYSTEMS
ENGINEERING * DESIGN * SALES * SERVICE * SERVICE CONTRACTS * INSTALLATIONS**

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