



**Casey Family Building  
Seattle, Washington**

## CASE STUDY

### Casey Family Building Seattle, Washington

**Statistics** Office Building [5 stories]  
Gross Floor Area [150,000 sq. ft.]

**Team** Casey Family Partners – Owners  
Chiles and Company – Property Manager  
Encompass – Designer/Contractor

#### Systems

The mechanical systems consist of two roof top air handling units, one for the hot deck and one for the cold deck, general exhaust fans and dual duct VAV terminal units. The existing Staefa system was replaced with the Richards-Zeta system and perfectHost software operating on the existing mechanical equipment. The project included an operator workstation to provide a graphical user's interface for the system. The new system performs all of the DDC control routines and energy management functions for the entire facility.

#### Controls

The existing control system was removed and Richards-Zeta Babylon controllers were installed at the terminal units. These Echelon based controllers were linked to the perfectHost software via the Mozaic controllers and the Echelon protocol port.

#### Notes

This project included installation of a Richards-Zeta control system that replaced an existing Staefa control system. This conversion updated the VAV zone controllers from pressure dependent control logic to pressure independent control. This upgrade helps to improve the indoor air quality by providing a means of measuring total air flow through the VAV box and allowing for the calculation of total outside air for ventilation delivered to the tenant space.