



Japs-Olson Company St. Louis Park, MN

Team. With a shared vision of the future, Metropolitan Mechanical Contractors (MMC) and Richards-Zeta (RZ) worked together to leverage, through systems integration, the existing building assets, advancing the building systems user interface up to the network-IP backbone and providing a future proof platform for the eventual and optimal intelligent building.

Integrator. Metropolitan Mechanical Contractors (MMC)

Contact Name. Chris Koenig

Challenge. The mechanical system consisted of (40) VAV controllers with reheat and radiation, (2) Variable Volume RTU's serving the VAV's, (5) Constant Volume RTU's serving process areas, (7) duct humidifiers, (1) steam to hot water heat exchanger serving VAV reheat coils and perimeter radiation, and several small exhaust fans.

Honeywell XL10 Lonworks VAV controllers were used to control the VAV's. Two of the large RTU's are controlled by a factory installed McQuay Microtech II RTU controllers. Richards-Zeta moZaic controllers were used to integrate the Honeywell, and McQuay controllers. A combination of RZ100 controllers and RZ DIO-88 expansion boards were used to control the other RTU's, humidifiers, heat exchanger, and exhaust fans. RZ's Mediator controller is being used as a completely web-based open front-end, accessible both inside and outside of the building via a web browser.

Goals. The customers goals were to have one web-based Graphical User Interface (GUI) to manage all building assets.

Value Propositions.

- √ Legacy BAS controllers, remained in the architecture extending their useful life.
- √ RZ Mediator Multi-Protocol Exchange Platform was added as a secure embedded computer to the IP architecture.
- √ New control functionality and integration to other future metering, lighting, and other systems, now available with same platform.
- √ Building systems are now accessible in one unified open RZ Mediator hosted website accessed via a standard Internet Explorer window. (RZ defines this as *open*)
- √ Increased the investment yield of the installed IP network.

"Having all points, parameters and programming logic freely accessible via a standard web-browser allows anyone of us to respond to customer trouble calls immediately".

Chris Koenig
Metropolitan Mechanical Contractors
(MMC)