

CASE STUDY



**TRC Tower
Tacoma, Washington**

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Statistics Office Building [10 stories with arcade]
Gross Floor Area [180,000 sq ft]

Team Regency Medical Group, Owner
Wright Runstad & Company, Property Manager
MacDonald-Miller Systems, Designer/Contractor

Systems

The mechanical systems controlled include sixty hydronic heat pumps, packaged rooftop air conditioning units, boiler, cooling tower and hydronic loop pumps. The Richards-Zeta system and perfectHost software provide graphical user interface for the building operators and after hour tenant billing functions for the property managers. This control system consists of Richards-Zeta RZ 100's Mozaic controllers and Babylon water source heat pump controllers utilizing the Echelon open communication protocol. The new system performs all of the DDC control routines and energy management functions for the entire facility.

Notes

This project included installation of a Richards-Zeta control system during the renovation of the old Schoenfeld Building. This historically significant building was updated to a commercial office building.