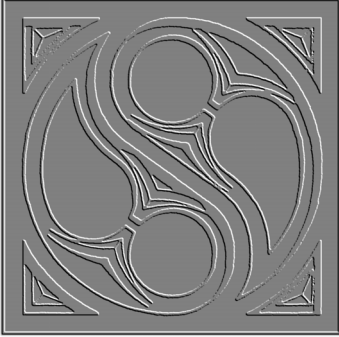


SECOND STREET SQUARE



501 SECOND STREET SAN FRANCISCO

Installation: **501 Second Street, San Francisco, CA**
 Circon Integrator: **Conseil Engineering, Oakland, CA**
 Building Type: **Commercial office facility**
 Physical Description: **7 stories 180,000 sq. ft.**
 Duration of Project: **November 1997 to February 1998**

THE CLIENT

ROK Properties operates 501 Second Street, a commercial office facility in San Francisco that houses 30 various tenants, including the world headquarters of PC Magazine.

THE CHALLENGE

- *Aging, proprietary HVAC and lighting control systems*
- *Tenants were unable to independently schedule their individual area requirements*
- *System access outside of usual office hours was difficult and prohibitive*
- *Usage was an unrecoverable cost – no ability to generate revenue from tenant after hours usage*
- *A need for a system that allowed expansion to meet current and future tenants' evolving needs*
- *System needed to be accessible by the building superintendent at any time and from more than one place*
- *Current systems were independently installed, managed and monitored, causing expensive inefficiencies and increased training requirements*

As a property manager, ROK Properties was concerned with providing their tenant clients with systems that would match their growing needs, and having the ability to manage and monitor the usage so that they could begin to generate revenue for their largest asset, their building. They wanted to be able to maintain the building environment at precisely what their tenants required, and modify empty space as necessary to make it attractive to potential new tenants. ROK Properties wanted a system that was easy to use. Tenants had to be able to override heating and lighting schedules after hours via a telephone interface, and the system had to generate monthly invoices based on any after hours usage.

The existing proprietary system had reached its limit, and they sought to replace it with system that matched its current capabilities and had the ability to easily expand and integrate to meet future needs and take advantage of technological innovation.

THE SOLUTION

- *TouchBASE™ telephone interface software*
- *Circon LonWorks® based HVAC and lighting control systems*
- *Highly efficient and cost effective system monitoring*
- *Unlimited capability for future control function expansion*
- *Circon Visual Integrator™ GUI (graphical user interface) allows full facility monitoring and control through one application*

The TouchBASE™ telephone interface system was the key factor in ROK's decision to install the Circon Building Automation System. It allows authorized tenants to turn on/off HVAC, lighting or both using a standard touch tone telephone, and to specify the system they wish to override, the manner and the length of time. Control of expensive equipment can be maintained by the Property Manager by setting minimum override periods. And each access is logged in a Microsoft® Access Database, from which the property manager can produce customized reports and detailed invoices for each tenant in the building.

ROK has generated \$12,000 to \$14,000 in monthly revenues from billing after hours system and energy usage.

The Circon Building Automation System offered a flexible, non-proprietary answer to the customer's immediate and long term objectives. Circon's open architecture provides the foundation for future control capabilities such as lighting, security and card access. Circon's programmable controllers and network management software facilitate the integration of all control functions for true peer to peer communications.

THE DETAILS

HVAC AND LIGHTING CONTROLS

- *Reduced energy consumption*
- *Increased comfort*
- *Extended mechanical system life*

Circon programmable controllers were installed to control air handling systems. Circon BASIC was used to program custom sequences of operations to allow for the greatest efficiency and load handling capability.

Existing lighting panels were replaced with Circon lighting controllers to control previously installed GE RR7 lighting relays.

SYSTEM MANAGEMENT

- *Individual tenant control via TouchBASe™*
- *Accurate information for monitoring and revenue generating invoicing*
- *Total, real time monitoring and management*
- *Custom designed user friendly GUI with point and click maneuverability*
- *Site management controller intelligently handles all alarms*
- *Diagnostics, troubleshooting and repairs occur before tenants are aware of a temperature change*
- *LonWorks based technology allows unlimited options for economically viable expansion*

Circon's Visual Integrator™ software allows the property manager total monitoring control, with the ability to graphically browse the facility, view real time information on building conditions and mechanical system status as well as change operating schedules for all of the installed equipment.

SYSTEM COMPONENTS

Circon Programmable HVAC Controllers

Circon Lighting Controllers

Circon Power Management Controller

Circon TouchBASe After Hours Tenant Billing software

Circon Visual Integrator software

For more information about this case study, please call us at 1-800-338-1866.

Corporate Head Office Bldg 110 ~ 6660 McMillan Way, Richmond, BC, Canada V6W 1J7
telephone **604.232.4700** facsimile **604.232.4747** toll-free **800.338.1866** website **www.circon.com**

©Copyright 2005 Circon Systems Corporation. Circon and the Circon logo are trademarks of Circon Systems Corporation. Other brand names are trademarks or registered trademarks of their respective holders.