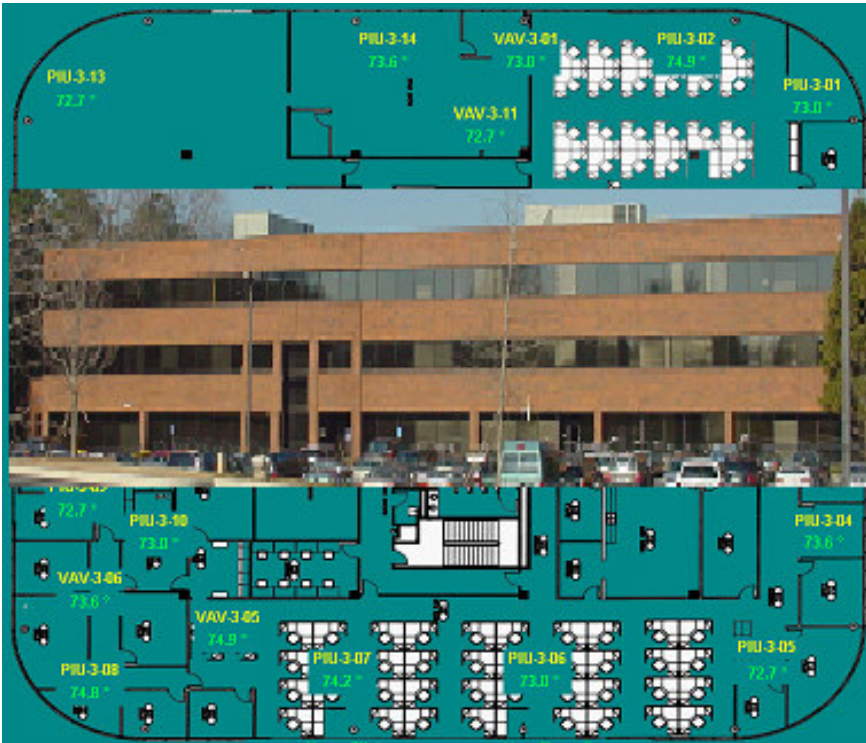


AFS STORY OF SUCCESS



Automated Facility Systems, Inc., headquartered out of Marietta, GA, does it again! Duke Realty Corp saves \$27,000.00 in utility costs over a 6 month period with 56,540 Sq Ft of more comfortable work environment and an increase of 35% tenant occupancy.

“We have combined decades of experience with the LON technology and partnerships with Duke Realty, the Department of Energy’s Rebuild America program and ProTech Heating and Air Conditioning to provide a team approach that resulted in success.” said AFS co-owner John Durham.

The project consisted of a 56,540 Sq Ft three story building with a rooftop AC only (RTU) unit for each floor and a combination of variable volume (VAV) terminal and parallel induction (PIU) terminal units.

The first phase was AFS retrofitting the terminal units with new Direct Digital Controllers and calibrating the airflow to provide proper heating and ventilation to the tenant spaces. There were 56 PIU’s and 26 VAV’s providing space temperature, discharge temperature and CFM airflow counts to constantly tune the RTU’s for operating at peak efficiencies. The information available through the network connection allows the RTU to raise and lower its static setpoint and discharge air temperature to the optimal point so days that are not requiring full capacity of the unit saves dollars on the utility costs.

The second phase was AFS integrating new RTU’s installed by ProTech Heating

and Air Conditioning onto the network to fully utilize the information available on the network. The RTU’s were purchased by ProTech with the LON option, saving the owner additional dollars rather than having controls retrofitted after install. By using the LON standards, the RTU’s worked seamlessly on AFS’s system installed on the terminal units and contributed towards the savings realized by Duke Realty.

The savings of 540,000 kwh are directly identifiable. There are other savings that are harder to quantify but nonetheless are realized by the owner. Reduced runtime from computerized schedules lowers maintenance costs. Summary graphics allow the building to be reviewed by maintenance personnel quickly rather than “walking the building”. Remote alarm paging/emailing capabilities provide warning of problems prior to tenant complaints.

About the Author

John Durham has a Bachelor of Electrical Engineering Technology and an EIT from the State of GA. He has over 2 decades of experience with BAS and energy management systems and currently operates AFS with co-owner William Bartholomew. More information is available at www.automatedfacility.com.

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