

WEBs BUILDING AUTOMATION SYSTEM MAKES INTEGRATION SMOOTH AND EASY

Lake Trust Credit Union Headquarters of Brighton, Michigan

“Two things simplified the system integration: early collaboration in the planning stage and using WEBs.”

Alan Putnam, Area Operations Manager, ControlNET LLC

WEBs Building
Automation System –
Case Study





Early Collaboration Leads to Long-Term Success

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Most of the time, contractors are brought in after much of the planning has been done, forcing the contractor to make compromises that might not be the best for the building. Fortunately for ControlNET, they got in on the early planning stages of the new headquarters for Lake Trust Credit Union.

Lake Trust, based in Brighton, Michigan, wanted to build a new headquarters facility that would attract workers and help them enjoy coming to work, but that also wouldn't sacrifice energy efficiency as LEED certification was an important goal. Breaking barriers is part of the Lake Trust philosophy, and they wanted the facility to reflect their commitment to openness and collaboration. As it turned out, that same spirit of collaboration was the key to the building's smooth development, construction and operation.

TEAMWORK ENSURES THE BEST SOLUTIONS

The project included a Collaborative Integrated Design Build Team that brought together the architects, general contractor, power and mechanical contractors, and ControlNET as the systems integrator and temperature controls contractor. "Being part of the team from the start made us a resource rather than a vendor," said Alan Putnam, Area Operations Manager for ControlNET.

“Working together helped us create solutions and ensure from the start that all systems would be seamlessly integrated.”

ControlNET had a direct line of communication with the consulting engineers. "Through the collaboration," said Putnam, "we could identify the best solutions to fit the job. They gave us the freedom to dictate design recommendations to make sure the building automation technologies would perfectly connect with all the other products and solutions. This eliminated those dreaded and often costly surprises." Indeed, it's estimated that using a Collaborative Integrated Design Build Team approach saved Lake Trust 11 to 13 percent on construction costs.

THE CENTERPIECE: WEBs BUILDING AUTOMATION SYSTEM

At the heart of the comfort control and energy-efficient operation is the Honeywell WEBs building automation system.

It gave ControlNET a platform integrating a diverse set of building technologies. “WEBs is great in that it’s freeing rather than limiting,” notes Putnam. “It supports BACnet, Modbus, oBIX, SNMP, you name it. So just as the communication from the collaboration approach kept all the groups from running into problems, WEBs communication did the same for the system integration. It’s really flexible, and we needed that.”

The WEBs integration goes way beyond control of the facility’s HVAC system. “It’s a financial institution, so integration of access control and the security systems is essential,” said Putnam. “Protecting the server room is also a top priority, and WEBs lets us monitor the Liebert supporting equipment and temperature control. The integration also includes lighting and daylight harvesting controls, electrical switch gear, fire alarms — the list goes on and on.”

The building automation system designed by ControlNET includes Honeywell WEBs Supervisor, two WEB-700 controllers, more than 120 Spyder™ controllers and TR42 wall modules, and an array of valves and field devices.

NOTEWORTHY RESULTS

Lake Trust achieved its goal of LEED certification along with a delightful, innovative workspace. In addition, the energy-efficiency results have been outstanding.



Because the WEBs system integrates seamlessly with other building systems, Lake Trust enjoys comfort without sacrificing energy savings.

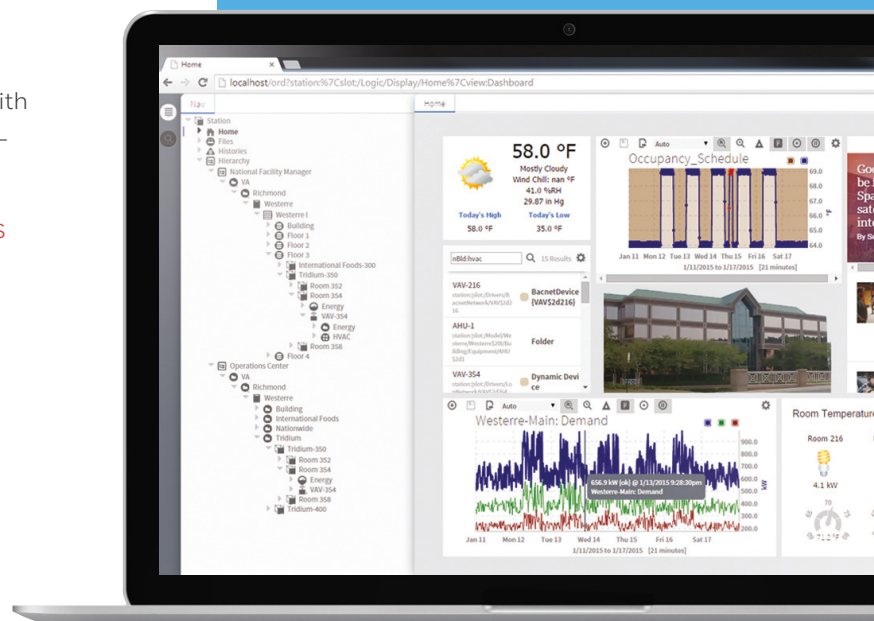
The project also showed the value of upfront collaboration. “This innovative approach appears to be where the industry is headed,” said Putnam. “It’s better for the client and it’s better for the design/build team and contractors. You can bet we’ll be working hard to be involved as early as possible on future projects.”



What Is WEBs?

Honeywell WEBs is a Web-enabled building management system for small to large facilities. An open solution based on the NiagaraAX Framework®, WEBs offers amazing flexibility for true integration of all building systems. And because it’s Internet-based, you can access the system from anywhere at any time using a secure login.

- One control system for HVAC, security, access control, surveillance, lighting and metering without added software
- Communicates to LonWorks®, BACnet®, BACnet MSTP, Modbus® and third-party protocols at the controller level, allowing for integration with products from different manufacturers using different communication protocols
- Web-enabled user interface eliminates need for additional workstations
- Saves energy by coordinating all energy-consuming loads in a building
- Increases security through limited access to valuable assets, information and systems





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“People visiting the building see an incredible space. The Lake Trust management team sees an incredible space that’s also incredibly efficient.”

Alan Putnam, Area Operations Manager, ControlNET LLC

For more information

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