

A HEALTHY BUILDING STRATEGY TAKES THE FAST TRACK

The Reggie Lewis Track & Athletic Center transforms into a COVID-19 vaccine clinic in less than two weeks

Case Study



“To say it has been a pleasure is an understatement. Burnell Controls stepped up in a huge way to undertake this project on such short notice. DCAMM is very thankful to you and your team for completing this project on time as planned.”

James Latini
Chief Engineer
Massachusetts Division
of Capital Asset
Management and Maintenance

Honeywell

The Reggie Lewis Center is a large indoor sports facility in Boston – a premier track and field arena with one of the world’s fastest tracks. But when asked to become a COVID-19 vaccine site, it faced a major hurdle: Could it completely replace a dysfunctional HVAC system in less than two weeks to bring ventilation up to new safety standards?

The center cleared that bar with flying colors – and a little help from Honeywell, as well as Control Consultants Inc and Burnell Controls.

THE CHALLENGE

As a vaccination site, ventilation must meet ASHRAE standards for health and safety

The old HVAC system was no longer able to communicate to the front-end computer

Reggie Lewis Center was unable to access or control any equipment, so it couldn’t manage indoor air quality

To open on time, all HVAC equipment had to be replaced – plus site repairs, system upgrades

Less than 2 weeks for engineering, ordering, organization, mobilization, and deployment

THE SOLUTION

When the Massachusetts “Division of Capital Asset Management and Maintenance” (DCAMM) asked the Reggie Lewis Track & Athletic Center to serve as a vaccination clinic for the Boston area, the center was eager to support its community – yet it also had an outdated, dysfunctional HVAC system that could not meet the necessary health and safety standards.

So to reopen as a clinic in less than two weeks, their DCAMM-certified contractor, Burnell Controls, advised that they’d need to rip and replace the entire HVAC system. Neither organization had ever undertaken a project of that speed and complexity, so they enlisted some help – from Honeywell, and Control Consultants Inc, the Authorized Systems Distributor.



Honeywell and Burnell Controls mapped out a “healthy buildings” strategy using Spyder™ and Stryker™ controllers on a WEBS-N4 system, built on the Niagara Framework™. This provides the control and monitoring to optimize equipment and air quality throughout the site and meet ASHRAE standards, with open programmability to expand or adapt as needed.

With this plan to follow, Burnell Controls flawlessly raced through a 400-hour project in a single week (including engineering, programming, installation, and start up), leaving them time to also complete other upgrades and repairs. Even minor setbacks from existing mechanical issues were solved quickly and easily thanks to the free programmability of the Spyder controllers.

THE BENEFITS

- Met the aggressive deadline to convert the center into a vaccine clinic
- Completely replaced the HVAC system in less than two weeks with an intelligent, reliable system that can readily meet ASHRAE 62.1 guidelines
- Healthy building: The new system optimizes ventilation and indoor air quality to reduce exposure to pathogens and keep people safer
- New system is also far easier to monitor, automate, and adjust – both space by space, and for the overall site
- From the Reggie Lewis Center to the state of Massachusetts, stakeholders were delighted with both the execution and the outcome

For more information

hwl.co/healthybuildings

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