**The Problem**

It’s not uncommon for facilities to have outdated or obsolete building control systems. Performance can easily erode over time as programs are modified; overrides turn into permanent solutions; and other work-arounds are implemented just to keep these systems functional. On top of this, experienced staff often move on to other positions, taking their knowledge of these legacy systems with them. As a result, many systems can’t maintain the sequence of operation originally intended by the designer, ultimately impacting comfort, serviceability, and operational costs.

**The Solution**

At Dewberry, we offer a comprehensive solution for facility operators that find themselves dealing with the everyday battle of maintaining complicated, ever-changing HVAC and electrical systems. We evaluate the current control system’s capabilities as compared to the facility’s operational needs.

The result is a comprehensive plan to optimize the automation controls and equipment operation in order to achieve significant energy, operations, and maintenance savings, while delivering a comfortable environment for the building occupants.

As an additional step, we can implement the solution turn-key as design-build or by utilizing the owner’s preferred vendors. The solution can also be open to all competitive vendors through a design-bid-build process.

Our energy solutions group has decades of experience in troubleshooting, designing, and installing HVAC and electrical control systems. Our solutions incorporate an industry standard, web-enabled interface that is open to multiple vendors, allowing the utmost flexibility to meet the facility’s future needs. Both BACnet and LonWorks options are available, as well as integration of the equipment through other protocols (ModBus), and even legacy protocols such as FLN, N2, and other proprietary systems.

**Benefits**

- Replace obsolete or outdated automation components
- Identify, repair, or replace system components (sensors, transmitters, valves, actuators, relays, etc.)
- Update web interface
- Enhance notifications and trending capability
- Sequence of operation review and optimization
- Incorporate updated practices concerning air quality, energy efficiency, etc.
- Re-commission existing systems via functional testing of new control systems
- Update as-built documentation
- Improve occupant comfort, indoor air quality, and operational efficiency
- Train operational staff during functional testing of new control systems
- Reduce maintenance costs

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Experience improved performance of new and existing building systems

What makes your facility a good candidate for automated controls and system integration?

- Is your existing control system failing and are you having trouble finding replacement parts and service?
- Does your maintenance staff spend too much of their time on trouble calls rather than routine maintenance?
- Is your inventory of buildings and equipment growing faster than your maintenance staff?
- Are you adding new buildings to your inventory and are you dealing with multiple control vendors and user interfaces?
- Do you have legacy control systems (or even pneumatic systems) that cannot be incorporated into your current user interface?

- Are you noticing increased occupant complaints?
- Are your energy bills creeping higher?
- Would you like to have an alarm notification system that is not comprised of the phone ringing with an occupant complaint?
- Would you like to easily see what your energy consuming systems are doing at any time and from anywhere?
- Would you like to generate historical reports on space conditions and equipment response when you need them?
- Would you like to predict failures before they occur?
- Would you like to have prior notification when a system is not operating at its optimal condition?

Representative Clients

- Healthcare
- Central energy plants
- K-12 schools
- Municipal
- Commercial
- Federal government
- Industrial
- Colleges and universities