

Project Profile

Infinity Provides Integrated Control in High-Rise Apartment Building



Infinity's flexibility provides Windsor Housing Authority with limitless possibilities for future HVAC and security applications.

The power of *Infinity* to integrate HVAC, access control and lighting control, is truly impressive in a high-rise municipal apartment building in Canada.

The Windsor Housing Authority operates over 3,000 residential units in Windsor, Ontario, including a 400-unit, 24-story elderly housing facility, *Ouellette Manor*. Located in what was once a quiet neighborhood, *Ouellette Manor* had fallen victim to increasing criminal activity.

So when better heating controls were needed in this 26-year-old building, George Robson, Maintenance Manager for the WHA, saw it as an opportune time to also install a security management system to meet the increasing security concerns of the senior citizen residents. Robson approached local Andover Representative, *H & E Comfort Controls Ltd.* of Windsor, Ontario, to install an *Infinity* system at *Ouellette Manor* to control *both HVAC and* building access.

Along with the fact that both HVAC and security control could be integrated together in *one* powerful system, Robson was also impressed by *Infinity's* simplicity. During his evaluation of the *Infinity* product, it was obvious that his maintenance personnel would not need extensive training to operate the system. In addition, the system could be controlled locally from the maintenance office at the apartment building as well as from blocks away at the Housing Authority's main office. Both offices have *Infinity* SX 8000 front-end workstations connected by wireless Ethernet network communications using a roof-mounted infrared system.

The *Infinity* system installed by *H & E Comfort Controls* integrates boilers and make-up air unit control; lighting and CO monitoring and exhaust control in the underground parking garage; temperature monitoring of the building's 24-story solar wall; power monitoring; and door monitoring and access control of the building's main entrance and all contractor entrances.

In addition, the building's CCTV is integrated to *Infinity*. A 9-camera video surveillance system linked to a Dedicated Micro Uniplex video matrix switcher can be controlled either from the local keyboard at *Ouellette Manor* or from the *Infinity* SX 8000 workstation at the Housing Authority office. If necessary, operators at the apartment building can select and transmit video images over the phone lines to the main office.

Building tenants and their visitors access the apartment building using special proximity identification badges. Contractors coming in and out of the building daily must also present their assigned badge to access several mechanical areas at the site. Controlling their access is not only done for security reasons but for invoice billing purposes as well. The Authority can tell by the door activity log how long a particular contractor worked in the building and compare it the hours shown on the contractor's invoice.

Infinity's flexibility provides Windsor Housing Authority with limitless possibilities for future HVAC and security applications. For example, Robson is considering writing a *Plain English*® program for the SX 8000 that would track if an elderly resident has not used his or her access card within a certain time frame, for example, within a two-day period. The program would automatically dial out to a designated family member and a pre-recorded message would notify them that their elderly relative's access card has not been used recently.

Future plans also include an asset management program designed around SX 8000's ability to create individual "classes", or categories, for custom information storage. The Housing Authority could keep ongoing maintenance records for equipment within the facility (boilers, heat pumps, etc.) and also on the individual residential units themselves. Data such as dates repairs were done and by whom, tools and manpower hours required, and the date of next inspection or service call could all be stored in the SX 8000 database as custom classes. This information would appear on the SX 8000 Object Tree along with the standard SX 8000 classes, such as alarms, schedules, inputs, outputs, etc.; and could be easily queried to produce timely maintenance reports.

"*Infinity's* flexibility will allow us to do *all* these things," says George Robson. "Unlike other systems that always seem to leave something out, with *Infinity*, you *don't* have to add another \$20,000 to get it to do what you need it to do."

Robson forecasts that energy savings alone will achieve a 2 ½-year payback on the *Infinity* system for the Windsor Housing Authority. He also projects five years extended life on HVAC-related equipment due reduced equipment-run-times. And with *Infinity* access control, custodians' time has been freed up by 15% now that they no longer have to monitor resident, visitor, and contractor traffic in and out of the apartment each day.



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Andover Controls Corporation World Headquarters

300 Brickstone Square
Andover, Massachusetts 01810 USA
Tel: 978 470 0555 • Fax: 978 470 0946
<http://www.andovercontrols.com>

Andover Controls Ltd.

Smisby Road • Ashby-de-la-Zouch
Leicestershire LE65 2UG, England
Tel: 01530 417733 • Fax: 01530 415436

Andover Control GmbH

Am Seerhein 8
D-78467 Konstanz, Germany
Tel: 07531 99370 • Fax: 07531 993710

Andover Control S.A.

Immeuble Dolomites 2
58 Rue Roger Salengro
94126 Fontenay Sous
Bois Cedex, France
Tel: 331 53 99 16 16 • Fax: 331 53 99 16 15

Andover Controls Asia

Unit 1201-02, Phase I, Cheuk Nang Centre
9 Hillwood Road, Tsim Sha Tsui
Kowloon, Hong Kong
Tel: 852 2739 5497 • Fax: 852 2739 7350

Andover Controls Mexico

Insurgentes Sur 1722-501
Col. Florida
Mexico D.F. 01030, Mexico
Tel: 525 661 56 72 • Fax: 525 661 54 15

PROJECT AT A GLANCE:

Project Type:

Integrated (HVAC, Security, Lighting)

Project Name:

Windsor Housing Authority

Location:

Windsor, Ontario Canada

Market Segment:

Municipal Housing

Number Of Buildings:

1

Total Square Feet:

250,000

Infinity Equipment Installed:

- 1 – CX9200 network controller
- 2 – SX 8000 workstations
- 1 – SCX 920
- 1 – LCX 810
- 1 – LCX 890
- 3 – ACX 780s
- 1 – ACX 700
- 1 – DCX 250

Network:

Wireless Ethernet (infrared)

Applications:

- Temperature and humidity control
- Power monitoring
- Motion control lighting
- Garage CO monitoring and exhaust control
- CCTV
- Door monitoring and control

Number of Controlled Doors:

20

Number of Cardholders:

2000

Total System Points:

120

Andover Controls Representative:

H & E Comfort Controls Ltd.