



Martin Army Community Hospital

PROJECT AT A GLANCE

Project Type: Building control automation and energy monitoring

Location:
Fort Benning, Georgia, USA

Number of Buildings: 10-story building with an adjoining medical wing with two floors, and five single or 2-story outbuildings

TAC Vista Equipment Installed:
TAC Vista system with LONWORKS®-Based technology
22 – Air Handlers
8 – Fan Coil Units
5 – Heat Exchangers
3 – Chillers
4 – Chilled Water Pumps
4 – Condenser Water Pumps
4 – Cooling Tower Fans
1,500 – DDC Points
217 – TAC Xenta™ Controllers
Single, Centralized Workstation

TAC Partner:
Climate Control Systems Inc. (CCSI)

This 200-bed facility, one of the Army's largest and most comprehensive community hospitals, received a building automation face lift that was funded by a performance contract approved by the Army Medcom group.

THE CHALLENGE

Energy inefficiency in a government facility wastes taxpayer dollars. So when the Army Medcom group signed a performance contract for five hospitals in the southeastern United States, it earmarked a substantial portion of the projected energy savings to renovate Martin Army Community Hospital's building controls.

The hospital, however, was leery because it had experienced significant problems with previously installed control systems. And it also had a requirement to protect access to its Ethernet by any new system, because the entire military base uses this network.

Sempra Energy, an energy services holding company that negotiated the performance contract, asked three companies to bid on providing a building automation system for Martin Army Community Hospital. Sempra awarded the project to Climate Control Systems Inc. (CCSI), a TAC® partner, because it proposed a cost-effective solution based on the TAC Vista™ system, which relies on open technology.

THE SOLUTION

CCSI worked closely with the hospital to make the installation of the new TAC Vista system as smooth as possible.

To help cut costs, CCSI installed variable speed drives for supply fans, chilled water pumps, condenser water pumps and cooling tower fans, enabling the hospital to schedule reduced supply fan speeds as needed. Implementing a chiller optimization program also reduced the speed of pumps and cooling tower fans during non-peak periods.

CUSTOMER BENEFITS

- Dramatic energy savings
- Centralized and remote system access
- Interoperability, expandability, reliability
- Easy to use and maintain

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By configuring the graphics and then separately activating the control points in each area of the hospital, CCSI was able to quickly isolate any glitches as it brought each area online. This approach also helped build the hospital's confidence in the new system's capabilities and reliability.

The Army provided two ports on its Ethernet network for the new system. CCSI uses one port for remote troubleshooting so that it can view system graphics over the Internet at almost the same speed as the onsite user. Semptra Energy uses its port to monitor energy trends for the performance contract.

THE BOTTOM LINE

TAC Vista controls, checks and analyzes all building operations, allowing the hospital to manage and monitor operations from onsite and remote locations. Pleased with the new system's performance, the hospital has extended building automation capabilities inside the hospital, as well as to other buildings located several miles away on this sprawling military base.

The ability to schedule zones within the hospital and to implement a chiller optimization program has helped Martin Army Community Hospital significantly reduce its energy costs.

HEALTHCARE PROFILE

Healthcare facilities operate 24/7 and require 24/7 system reliability and precision. Environmental conditions must adjust quickly and uniformly to the needs of each patient. Particular areas, such as surgery suites and laboratories, must maintain specific temperature, air filtration and ventilation requirements.

Managing energy consumption without compromising life critical environmental needs is a huge challenge faced by maintenance and engineering personnel. For both patients and staff, TAC's solutions mean a total quality healthcare environment and efficient facility operation.

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