

CAPITAL CENTRE

SYDNEY, NEW SOUTH WALES, AUSTRALIA

INTRODUCTION

The Capital Centre at 255 Pitt Street is a Class A office tower that adjoins the Hilton Sydney Hotel in Sydney's central business district. The building features eight levels of office accommodation, an outdoor entertaining terrace, and three levels of basement parking.

PROJECT DETAILS

Authorized Dealer [Environmental Automation](#) installed a Reliable Controls building automation system during a retrofit of the Capital Centre. Mechanical services and the ancillary plant and equipment that serve the facility were refurbished in 2006, but the following years saw issues with reliability and operating costs that escalated to unsustainable levels.

The facility achieved the following improvements with the new Reliable Controls system:

- Energy savings of \$54,000 per year
- Service cost savings of \$62,500 per year
- Total operating cost savings of \$116,524 per year
- Energy use savings of 67 percent

Environmental Automation implemented a fully BACnet-compliant building management system using Reliable Controls hardware and software. Controlled mechanical equipment includes three chillers, three cooling towers, eight air-handling units, 280 variable air volume units, two boilers, and 12 pumps.

The new system is future-ready thanks to a fiber-optic backbone installed from the basement through to the plant room with high-speed Category 6 cabling to controllers. Environmental Automation installed a new controller at every variable air volume unit, networked to dedicated floor controllers.

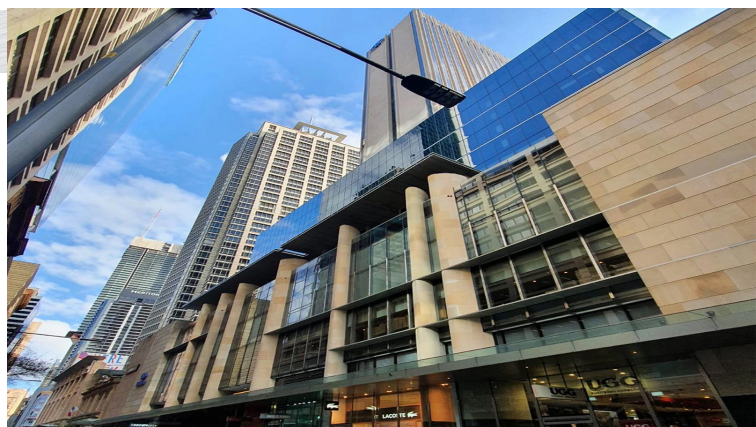
Environmental Automation programmed control strategies that optimize energy use, reduce noise, and extend the life of mechanical equipment. Building performance enhancements include stability, reliability, reduction of drafts in zone spaces, optimized airflow, and increased comfort. With improved chilled water plant control, the Reliable Controls system resulted in less variation in water temperature, anticipation of load requirements, minimized bypass valve operation, reduced pump use, and better reliability.

Thanks to the savings in energy, service, and operating costs, facility managers recouped their return on investment in just 4 years.

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MARKET SEGMENT:

Corporate

PROJECT TYPE:

Retrofit

INSTALLATION TYPE:

HVAC

TOTAL AREA:

15,429 m² (166,078 ft²)

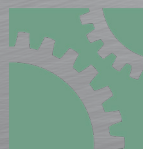
PROTOCOL:

BACnet

INSTALLED EQUIPMENT:

8 MACH-Pro2™ controllers
268 MACH-ProAir™ controllers
17 MACH-ProCom™ controllers
1 MACH-ProCom™ controller
8 MACH-ProZone™ controllers
RC-Archive software

RELIABLE CONTROLS® AUTHORIZED DEALER:



**Environmental
Automation**

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