

FAIR SHARE NORTHGATE II COMPLEX

CAMDEN, NEW JERSEY, UNITED STATES

INTRODUCTION

Northgate II is a 402-unit affordable housing development that spans three square blocks in Camden, originally developed in the late 1970s as part of an urban renewal effort. With a 23-story high rise and 94 family units in 14 garden apartment buildings, the complex provides on-site management, security, and social services.

Northgate II is managed by [Fair Share Housing Development](#) and is part of the New Jersey network of Fair Share organizations, which have a long history of successful civil rights advocacy, affordable housing development, and social service delivery in the state.

PROJECT DETAILS

Authorized Dealer [Hawks & Company](#) installed a Reliable Controls building automation system during a retrofit of the Northgate II complex.

After winning the contract, Hawks & Company learned that close to a third of the existing equipment in the facility wasn't functioning optimally. After a few months of repair work, the dealer began commissioning the new building management system.

The project evolved from installing two MACH-Stat controllers on air-handling units to encompass control of common areas and central ventilation units. Controlled mechanical equipment included two large rooftop energy recovery units and several indoor air-handling units.

The reduction in energy use that resulted from the Reliable Controls system was significant, saving building owners several thousand dollars a month. The new building automation system empowered facility managers to correct issues quickly, saving valuable time and improving both occupant comfort and operational efficiency.

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MARKET SEGMENT
Residential

PROJECT TYPE
Retrofit

INSTALLATION TYPE
HVAC

PROTOCOL
BACnet

TOTAL AREA
220,000 m² (2.4 million ft²)

INSTALLED EQUIPMENT
1 MACH-ProCom™ portals
9 MACH-ProZone™ controllers
2 MACH-Stat™ controller

TOTAL SYSTEM OBJECTS
200

RELIABLE CONTROLS AUTHORIZED DEALER

 **Hawks & Company**
Building Efficiency and Sustainability

A Service Logic Company