

# TRAVELERS TOWERS

SOUTHFIELD, MI, UNITED STATES

ADMINISTRATION

## OVERVIEW

*Travelers Towers is the third-largest multitenant office property in Metropolitan Detroit. New facility owners initiated a multimillion-dollar capital improvement program in 2013 that included renovations to the lobbies and common areas, numerous upgrades to the mechanical and building management systems, installation of museum-quality artwork, and construction of a state-of-the-art fitness facility. Reliable Controls Authorized Dealer Green Building Automation upgraded the building automation system as part of this large retrofit.*

## PROJECT DETAILS

Green Building Automation installed hundreds of MACH-ProAir controllers in the Travelers Towers buildings to control the variable air volume systems. The MACH-ProAir includes an airflow sensor and onboard damper motor for integrated variable air volume control, eliminating the need for separate sensors and actuators and saving time, money, and space.

Today facility operators use RC-WebView, a browser-based building management solution that combines the power of enterprise tools with a simple interface and connects the multiple independent control systems in the Travelers Towers in a single Enterprise Website. RC-WebView empowers users with scalable visibility and control at a glance.

Switches on each floor connect the combination Ethernet/optical-fibre network for the building automation system. Green Building Automation installed multiple MACH-ProCom, MACH-ProSys, MACH-ProView, and MACH-ProZone controllers throughout the facility and seamlessly integrated the buildings' mechanical equipment—including new third-party boilers, pumps, and variable frequency drives as well as an existing chiller and cooling towers—using BACnet and Modbus, demonstrating the flexibility of the Reliable Controls system.

Facilitating a retrofit project in a project of this size is no easy feat, and Green Building Automation worked tirelessly to ensure the new easy-to-use building automation system improved energy efficiency at Travelers Towers. "We are very pleased with the results of this project and would highly recommend Green Building Automation and plan to use them on similar future projects," says Gary Smiecinski, chief engineer with Newmark.

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## PROJECT TYPE

Retrofit

## INSTALLATION TYPE

HVAC

## TOTAL AREA

810,000 m<sup>2</sup> (8,718,767 ft<sup>2</sup>)

## EQUIPMENT INSTALLED

820 MACH-ProAir™ controllers  
 12 MACH-ProCom™ controllers  
 14 MACH-ProSys™ controllers  
 7 MACH-ProView™ controllers  
 27 MACH-ProZone™ controllers  
 RC-WebView® software

## NETWORK

Ethernet, optical fibre

## PROTOCOLS

BACnet, Modbus, SMTP

## INTEGRATED EQUIPMENT

Lochinvar boilers, Bell & Gossett pumps,  
 York chiller, Danfoss variable frequency drives

## OBJECTS

1,800

## RELIABLE CONTROLS AUTHORIZED DEALER



green building automation  
 energy management systems

