

# 135 EAST 79TH ST.

NEW YORK, NY, USA

RESIDENTIAL

## FAST-TRACKED EFFICIENCY

A luxury residential building, 135 East 79th St. was a fast-tracked project that required a dedicated team of control engineers to provide detailed engineering, comprehensive project management, and high caliber field work.

## PROJECT DETAILS

Certus Controls, a Reliable Controls® Authorized Dealer, successfully completed this fast-tracked, residential project, working through all installation and engineering details during the coordination phase to achieve all schedule milestones while timely mitigating all field conditions.

The heating system is a PRV station that converts high pressure steam to low pressure steam, which is then converted to hot water through a shell and tube heat exchanger. The hot water is pumped through the building with two variable speed pumps. The cooling system consists of a water cooled chiller, four variable speed circulating pumps, and a two-cell, evaporative cooling tower. Each unit has several hot/chilled water fan coil units; common spaces are served by multiple HVAC units.

All hardware used a hybrid fibre optic/Ethernet backbone with all devices connected to form a robust, high-speed automation network. Coupled with a state-of-the-art MACH-ProWeb controller, the system is both powerful and flexible.

The Reliable Controls system provides a truly efficient means of integration with the end result featuring a premium, one-of-a-kind installation. The facility manager effectively uses the system as a high level management tool to maximize the operational efficiency of the property, currently realizing a 20% reduction in energy consumption.

To learn more about projects using Reliable Controls® visit [www.reliablecontrols.com/projects/overview](http://www.reliablecontrols.com/projects/overview)



**PROJECT TYPE:**  
New Construction

**INSTALLATION TYPE:**  
Chiller, Fan Coil Unit, VAV

**TOTAL AREA:**  
18,580 m<sup>2</sup> (200,000 ft<sup>2</sup>)

**EQUIPMENT INSTALLED:**  
2 MACH-ProWebSys™  
12 MACH-ProSys™  
12 MACH-ProPoint™  
20 MACH-ProAir™  
8 MACH-ProZone™

**NETWORK:**  
Ethernet, Fibre optic

**INTEGRATION:**  
BACnet®, Modbus

**TOTAL SYSTEM POINTS:**  
750 points

**RELIABLE CONTROLS® DEALER:**  
Certus Controls LLC

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