

# LENNAR CORPORATE CENTER

MIAMI, FLORIDA, USA

CORPORATE

## CORPORATE RETROFIT

*Lennar Corporate Center is a commercial park in Miami, Florida, consisting of four buildings and occupied by multiple tenants, including Lennar Corporation.*

## PROJECT DETAILS

Reliable Controls Authorized Dealer, Mechanical Air Concepts, completed this retrofit project. The system consists of a BACnet® over IP backbone, interconnecting four buildings. MACH-Stat controllers are used to control the individual units (two per floor) while providing local interface for the building operator. MACH-ProAir VAVs are used throughout the floors and SMART-Sensor devices are used for each VAV. The mechanical equipment consists of packaged chillers and remote air-cooled equipment. All buildings are zoned with VAV boxes.

The installation has reduced the controls related service calls from 5-6 service calls per week on the old control system to almost none with the new Reliable Controls MACH-System™. The myControl® app is used to link to the work order system, giving the customer immediate response time. Operational efficiency has been increased with the use of the myControl app to respond to calls and schedule service. The LISTview of myControl is used to show different operators pertinent information. Some tenants have access to their IT room temperatures only, while the security guard has access to supply air temperatures to use as a guide to check unit functionality. A link to a work order form was added within the app so that each tenant can report issues or service calls. Additionally, the use of thermal graphics has been implemented throughout the campus in order to facilitate problem areas.

One of the major challenges of the project was to complete the project in phases. Due to the flexibility of the Reliable Controls MACH-System, Mechanical Air Concepts was able to add controllers to the system in phases before fully integrating all components. This started with installing MACH-Stat controllers in order to complete one mechanical room at a time, followed by placing the MACH-ProCom controllers throughout the buildings.

The MACH-System has proven itself to be a true asset in delivering a fully automated, working corporate campus. The various ways of accessing the HVAC information makes it extremely useful for the building managers to take action on any issues. Accessible from the comfort and convenience of a phone, the system itself has become part of the team. It has paid for itself with its operational efficiency and tenant satisfaction has improved.

To learn more about projects using Reliable Controls® visit

[www.reliablecontrols.com/projects/overview](http://www.reliablecontrols.com/projects/overview)



### PROJECT TYPE:

Retrofit

### INSTALLATION TYPE:

Chiller, HVAC, VAV

### AREA:

14,864m<sup>2</sup> (160,000ft<sup>2</sup>)

### EQUIPMENT INSTALLED:

4 x MACH-ProCom™  
1 x MACH-ProWeb™  
448 x MACH-ProAir™  
32 x MACH-Stat™  
448 x SMART-Sensor LCD™  
myControl®

### INTEGRATION:

BACnet®

### NETWORK:

EIA-485, WAN

### SYSTEM POINTS:

2,200

### RELIABLE CONTROLS® DEALER:

Mechanical Air Concepts

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