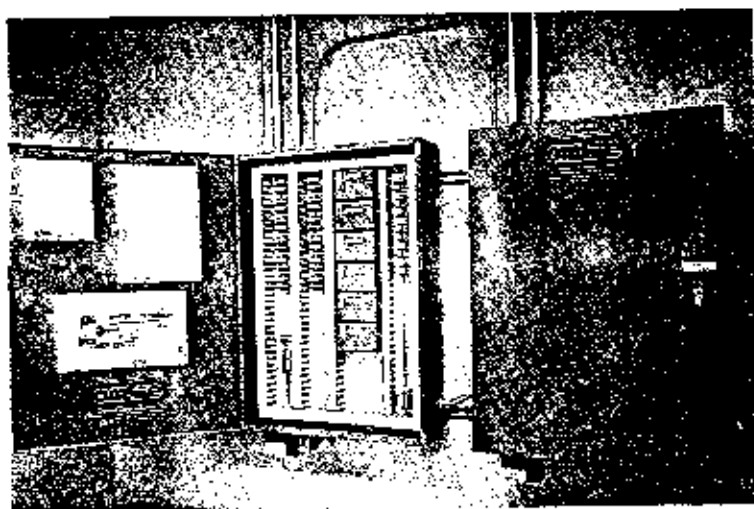
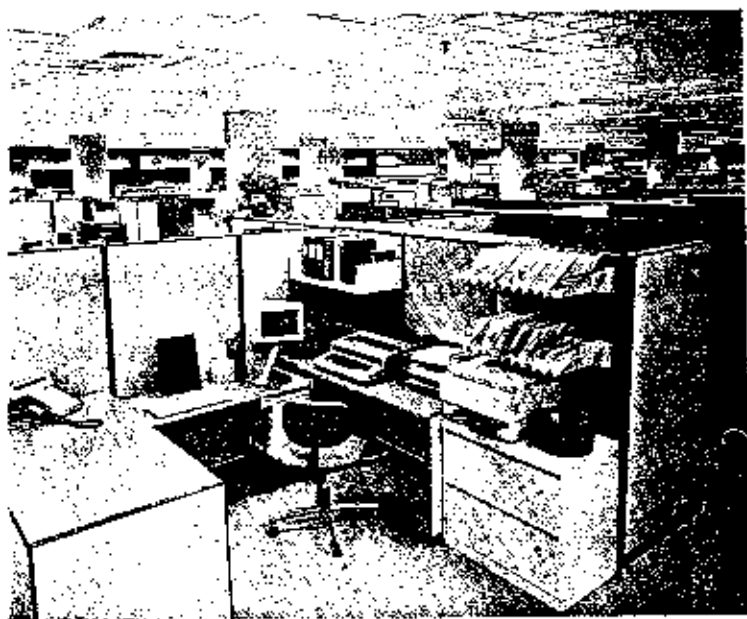


Computer turns off lights, saves electricity dollars for bank



Project: Society National Bank Service Center
Location: Cleveland, Ohio
Client: Society Corp
Utility Cost Control Consultant: Richard G. Lubinski, COMSE Energy Managers
Photos: Greg Sereca

Saving \$42,000 in a year by turning off lights is enough to make any banker take notice. That is the electricity savings reaped by Society Corp. after installing a computer-controlled two-way building management system in its corporate services center. "This is a relatively new building, and it was not overlit," says Richard Lubinski of COMSE Energy Managers. However, many lights were being left on all night.

David Edmonds, vice president and facilities manager for Society Corp., wanted to control the lights automatically — no simple task in a center where work schedules differ from department to department and from day to day. The goal was to reduce energy costs without interfering with bank operations. That meant, for one thing, that employees needed to be able to override the system if they worked late.

"We wanted to determine how many hours per day the lights could be shut off," Lubinski says. "After making arrangements with security, we showed up unannounced several times over several weeks and did a complete survey of the primary area — about 200,000 square feet — department by department. We noted how many people were working, and what activity was going on at different hours, housekeeping as well as business activity." The area contains 2415 fluorescent fixtures with 298,105 watts of lighting on 277 volts; there are 80 branch circuits.

After completing the study, COMSE recommended a powerline carrier system that is "some-

what different from traditional energy management systems," Lubinski says. Powerline carrier systems use a building's existing electrical lines to carry on-and-off messages from a central transmitter to remote receiver relays. With such a system, little rewiring is required for an energy management installation. "Ordinarily you get a box with some sort of panel in it that runs on firmware," which, he explains, provides just one way to do what it does. With the software-based system selected, however, "We can say, 'This is what we want, this is how we want it, and this is when we want it to happen — based on these terms and conditions.' And it runs on a standard personal computer."

Society's building management system uses two schedules per day for about 80 loads. Each receiver handles two address codes, a feature that Lubinski says significantly reduced installation costs compared to other powerline carrier systems. Labels at each of more than 750 workstations list the building automation phone number, the password for that station, and a lighting zone number. To override the system and extend a workstation's lighting schedule by two hours, an employee simply makes a touch-tone phone call and provides the information via voice modem. Additional overrides may be entered if necessary. ■

For product information, see the Manufacturer Credits section on page 102.