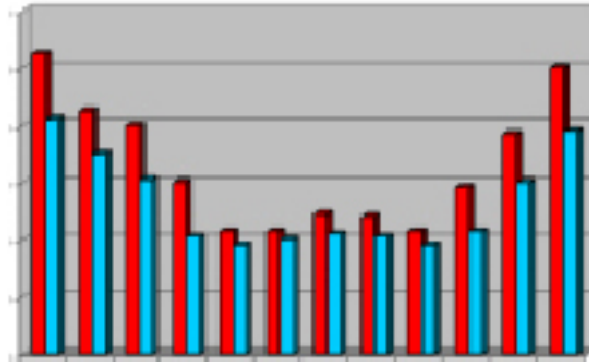


Another Success Story • PRC Investments Building



Average daily kWh usage before and after Automation Solutions Group integrated the new Building Automation System.
(Shown month-by-month, measured in 20,000 kWh increments)

control items, and several hours of programming and engineering time for the Reliable Controls controller." The result is a simple payback period of less than one year. Moreover, the operating cost reductions will persist, generating over \$100,000 over the expected fifteen-year economic life of the BAS.

Finally, several intangible benefits resulted from the changes in the building controls. A severe condensation problem has been eliminated, comfort for the tenants has improved, compressors run more efficiently, and the fan motor runs fewer hours and at lower speeds. The mechanical equipment runs more quietly, thereby reducing noise levels in the building. Clearly, the benefits of the more efficient BAS extend far beyond what simple economic calculations may show.

The success of this particular case illustrates only one of ASG's qualifications that make it unique in the controls industry.

We predict a \$7,400 annual cost reduction with an initial investment of only \$4,000. Over the next 15 years, the owner will save more than \$100,000

The PRC Investments Building located in Des Peres was completed in 1999 and had an existing Building Automation System (BAS), when Automation Solutions Group (ASG) was asked to see if they could help reduce energy costs and improve comfort.

Over a two-year period, three changes were implemented. First, the building pressure control was optimized through the installation of a Variable Frequency Drive (VFD) on the building's relief fan. Second, the chiller compressor staging sequence was optimized to minimize wear and tear on the equipments, and to maximize the efficiency of the two compressors. Finally, various building control parameters, such as set-points, lock-outs, and control sequences were optimized for additional saving and maintenance expenditure reductions.

Marijn Braadbaart, Industrial Engineer and Project Manager with ASG said, "we expect an 18% reduction in their utility bill based on the utility history and average weather conditions." He went on to say, "using actual average seasonal utility costs per kilowatt-hour, this reduction amounts to \$7,400 annual cost reduction and the total cost to implement the changes was less than \$4,000. This included the VFD installation, miscellaneous small

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