



PROJECT AT A GLANCE

Project Type:

HVAC and access control for a new office building

Location:

Baltimore, Maryland, USA

Number of Buildings:

1

Total Area:

220,000 sq. ft. (20,438 m²)

TAC I/NET Equipment Installed:

460 – HVAC Controllers

8,000 – Control Points

200 – Access Points

12 – Building Access Doors

4 – Elevators

16 – Access Card Readers

450 – Cardholders

TAC Partner:

Corporate Cooling and Controls

Bond Street Wharf

Urban redevelopment projects in the historic Fells Point district must blend in with existing structures to maintain the area's charm and appeal. Bond Street Wharf developers complied with this requirement. At the same time, they developed a Class-A property with a "design first" for Maryland.

THE CHALLENGE

Baltimore's Inner Harbor is one of America's oldest seaports. The Civil War's USS Constitution is anchored here. And many of the area's original buildings were constructed during the 1700s and 1800s.

Developers of the Bond Street Wharf project agreed to the guidelines for the property's exterior design. But they had some innovative ideas for the property's interior.

For instance, they wanted a control system that could be operated in a "call center" manner, enabling one person at a single PC to monitor multiple buildings within walking distance. And they wanted a system that facilities staff could program and maintain. The developers set out to find a vendor whose building automation and access control systems were interoperable, backward-compatible and expandable. They also wanted to hire an experienced vendor capable of tackling new design challenges and successfully executing a highly visible project in a busy downtown arena.

So, the developers tapped Corporate Cooling and Controls (a TAC® Partner) to provide an integrated solution based on the TAC I/NET™ system.

THE SOLUTION

Corporate Cooling and Controls installed the backbone HVAC and access control systems under the base building. The under-floor air distribution design allows tenant spaces to be modified quickly and easily – and without tearing down walls. This design also enables the facilities staff to segment the fully networked system to address individual tenant requirements.

CUSTOMER BENEFITS

- Reduced tenant fit-out costs
- Centralized and remote system access
- Customized graphics for monitoring and controlling systems
- Alarms notification integrated into tenant-owned, front-end systems

Bond Street Wharf

Currently, facilities staff monitors the property using two front ends – one for HVAC and the one port for remote troubleshooting so that it can view system graphics over the other for security. They can also program the TAC I/NET system to route HVAC and access alarms to tenants who may want to shut down critical equipment in the event of an emergency. The majority of the HVAC points control the under-floor system along with the gateway to the air handling units. And a heat recovery solution maintains comfortable temperatures in retail stores on the ground floor – despite all the doors opening and closing throughout the day.

THE BOTTOM LINE

The under-floor distribution system design, which is the first of its kind for a commercial property in Maryland, minimizes tenant fit-out costs in comparison to conventional, above-ceiling, ducted systems.

Bond Street Wharf is a Class-A waterfront office complex that boasts a 100 percent occupancy rate, a list of high-profile tenants, and a single systems software package to address individual tenant needs.

COMMERCIAL PROFILE

Flexibility in the utilization of office space is of primary concern for commercial tenants. Remodeling, relocation, or space expansion within a particular facility can be optimized with minimal changes in existing installations by using TAC Building IT solutions.

This helps to decrease the time required for changes, and thereby enhances the attractiveness of a commercial property. Tenants can be assured that the facility is able to adapt and meet their growing business needs without causing them - or the owners - huge incremental costs for every change.

This is all part of Building IT solutions for commercial facilities - designed for economy, operational efficiency, and flexibility in space utilization.

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