



PROJECT AT A GLANCE

Project:
Renovation of a historic landmark

Location:
Seattle, Washington, USA

Property:
1-story mixed-use facility

Square feet:
93,000 (27,000 new)

- Equipment:**
- 18 Card readers for door and elevator access
 - 15 Distributed cameras with digital recording, monitoring and multiplexing capabilities
 - 15 Distributed smoke control panels
 - 11 Gas, water and electric utility meters
 - 1 Full controls package for a variable air volume air handling unit VAV boxes

Seaboard Building

Renovating a 91-year-old landmark in a busy downtown area was challenging. And converting it into a mixed-use facility raised the stakes.

THE CHALLENGE

Owners of the former world headquarters for Nordstrom’s Department Stores wanted to convert the 11-story property into a mixed-use facility with office space, retail stores and upscale condos. But none of the existing equipment or wiring could be used in implementing a new building control solution.

In addition, renovation of this city-designated landmark faced stringent municipal codes and tenant requirements for safety, security and comfort. And because the building sits on a busy corner in downtown Seattle, there was virtually no staging area for a renovation project of this scope.

Safety and security were the building owner’s primary concerns. In the end, the Holiday-Parks integrated systems solution provided peace of mind for everyone – the owner, residents, office tenants and shoppers.

THE SOLUTION

In addition to integrating systems for life safety, electronic security, property protection and comfort control, Holiday-Parks used TAC’s I/NET™ products to leverage a distributed architecture that eliminated the potential for a single point of failure.

The HVAC system that forms part of the integrated solution accommodates three different uses—retail, office and residential. A single variable air volume air handling unit heats or cools the entire building, with backup provided on both the supply

CUSTOMER BENEFITS

- Integrated building management solution for historic mixed-use facility
- Tenant control over individual environments
- Open control system that interoperates with nine different manufacturers’ control systems
- Compliance with stringent municipal codes for safety and security
- Smoke control and smoke management capabilities provided by access control devices

Seaboard Building

and return sides in the event a failure occurs during normal or smoke removal operations.

Holiday-Parks used the open nature of TAC's products to integrate control systems from nine manufacturers into the building control system, providing the owner with a single user interface to the entire building. These systems cover all aspects of Building IT: Variable speed drives (Danfoss), primary fire systems (Pyrotronics), metering systems (Veris & Dresser), CCTV (Panasonic), elevator systems (Otis), intercom (Sible), and firefighter's control panels (ADI), as well as TAC's own I/NET products for security, HVAC and lighting control.

Peer-to-peer communication among TAC® products leverages industry-standard technology to produce an integrated building management solution that is reliable, flexible and cost-effective.

The entire TAC system complies with

UL864 UUKL for smoke control. A firefighter's control panel allows emergency personnel to command the I/NET systems to provide smoke control and smoke management with the same controllers and plant used for everyday comfort control. This is the only system on the market that delivers distributed smoke control capabilities with access control devices and lighting control products. This approach eliminates the need to segregate those systems from the primary smoke control system, minimizing installation costs.

Extensive reporting features allow the facilities staff to customize scheduled reports to meet billing requirements. And utility submetering capabilities allow breakout billing for commercial tenants.

The Seaboard Building, a Seattle landmark, now shelters tenants in safety and comfort following an extensive building controls renovation by systems integrator Holiday-Parks.

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 based on LONWORKS® technology.

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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