



A Hollywood Journey to “Energy Star”



A new Star is born in Hollywood, California, USA. She is tall, shining, and dedicated to state of the art energy performance standards. Will she make it to the Hollywood walk of fame? Well, she’s already there!

At 6464 Sunset Boulevard, there stands a Paramount ‘Energy Star’ rated building recently recognized for improvements in energy efficiency standards that resulted in a superior performance in 2009.

ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all to save money and protect the environment through the recognition of energy efficient products, practices, and buildings. An Energy Star awarded building outperforms over 75% of comparable buildings across the country based on actual energy consumption statistics and operating conditions. Information about the ‘Energy Star’ program can be found on the web at www.energystar.gov

As one of the principal owners of the high-rise office building at 6464 Sunset Blvd, Paramount Contractors and Developers, Brian Folb understands the bottom line of a balance sheet when it pertains to value in terms of customer service and energy savings, “Most important from the business standpoint, is being able to supply state of the art technology and convey to our prospective clients that we can offer them services that no one else can provide, and, we are also being kind to the environment.”

Having “green” attributes at 6464 was essential for cultivating the aspiring star. At the Paramount building this has been a team effort where Jed August leads as a passionate project manager seeking solutions as the energy management team continuously strives for optimum energy efficiency and system performance. Often strategies are created spontaneously when mechanical issues are identified. By observing the data logs of the newly installed LONWORKS® technology-based building automation system, issues that were previously overlooked have become apparent. From the penthouse fan room Jed pointed out, “This is where it all started, when we began monitoring our mechanical operations, we could see the problems; then we were able to quickly resolve them. Wow, massive savings!”

The Hollywood high-rise was designed and built in 1971 and is undergoing continuous commissioning. What began as a simple digital monitoring system of central HVAC plant conditions has grown to include comprehensive monitoring and control of HVAC equipment, lighting systems, garage carbon monoxide (CO) ventilation controls, sub-metering, and indoor air quality. Before the LONWORKS platform control system was put in, much of the HVAC equipment ran continuously and performance was poor. During implementation, many HVAC system deficiencies became apparent, and corrections have led to increased capacity, longer equipment life, and higher levels of comfort, safety, and security.

The LONWORKS technology-based building automation system (BAS) includes more than 100 control devices from 10 different manufacturers, all communicating on simple twisted pair wire media. Wiring is run in a free-topology configuration, and devices communicate peer-to-peer without network managers or gateways. A simple Web-server device provides a graphical user interface to any Internet Explorer Web browser connected to the Internet.

The control system has also enabled the extensive use of outdoor air for free-cooling. Using outdoor and indoor humidity conditions, a previously seldom used economizer is now used extensively to perform pre-cooling in the early morning hours during summer months and replaces mechanical cooling on cool days. Carbon dioxide (CO₂) sensors monitor indoor air ventilation rates and adjust fresh air dampers as needed to meet indoor air quality standards.

Control devices also include variable speed drives for supply fan and cooling tower motors. A networked CO monitoring system throughout the building's five parking levels measures carbon monoxide levels, and a programmable control device energizes ventilation fans to maintain adequate fresh air ventilation rates.

Outdoor lighting systems previously controlled by mechanical time clocks are now energized according to the sun's position gauged by an astronomical clock. Interior corridor lights are controlled by time of day and day of week schedules that include holiday and special day operation. Future plans may include replacement of pneumatic zone controllers with direct digital control (DDC) network devices, penthouse mechanical room insulation, and micro- turbine cogeneration.

Paramount has created another star. And this Energy Star, 40 years later, has risen again, thanks to a local operating network of intelligent, open, multi-vendor based controls and sensors. A new LONWORKS technology star is born.

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