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c o n t r o l s

OCHOA BUILDING

SAN JUAN, PUERTO RICO

INTRODUCTION

The Ochoa Building is a historic six-story low-rise mixed-use building with commercial spaces on the ground floor and offices above. Built in 1923, the Ochoa Building is part of Old San Juan, the oldest settlement in Puerto Rico and the historic colonial district of the city of San Juan. Several buildings and structures in the area, including La Fortaleza, the city walls, and El Morro and San Cristóbal castles, are designated UNESCO World Heritage *sites.*

PROJECT DETAILS

Reliable Controls Authorized Dealer UPM Group Building Solutions recently installed a Reliable Controls building automation system in the Ochoa Building. UPM Group replaced the old control system for the building's cooling tower and 60 water-source heat pumps and integrated a new dedicated outdoor air system and lighting controls.

RC-Studio software allowed UPM Group to seamlessly integrate mechanical equipment from multiple third-party vendors using BACnet. This easy-to-learn, easy-to-use BACnet Advanced Operator Workstation provides a customizable, multiprotocol solution for database, alarming, scheduling, trending, and sequence of operation programming. RC-RemoteAccess software, a flexible BACnet Secure Network solution, saves building operators time and money by simplifying IT management and improving data communications security.

The backbone of the new building automation system is a MACH-ProWebSys controller, which can control hundreds of sensors and actuators using standard protocol networks. Today facility managers can access the system using the internet thanks to the controller's powerful built-in web server. For small to midsize rooftop equipment, heat-pump applications, and small mechanical room control, UPM Group installed 12 MACH-ProZone controllers, each a fully programmable BACnet Building Controller with highly scalable inputs and outputs. Thirty-six SMART-Space Controller devices with dedicated temperature sensors installed throughout the building allow occupants to adjust comfort parameters related to their space.

UPM Group also integrated lighting control into the building automation system with a MACH-ProLight advanced lighting controller, a freely programmable BACnet Building Controller that provides 0–10 V continuous dimming and binary lighting output support. Facility managers can use the MACH-ProLight to implement advanced control strategies like daylight harvesting, dim-to-off control, vacancy control, and more.

The efficient new Reliable Controls system means this historic building meets the needs of its owners and occupants today and in the future.

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PROJECT TYPE
Retrofit

MARKET SEGMENT
Corporate

INSTALLATION TYPE
HVAC, lighting

TOTAL AREA
9,755 m² (105,000 ft²)

PROTOCOL
BACnet

INSTALLED EQUIPMENT
1 MACH-ProLight™ controller
2 MACH-ProPoint™ Input/Output expansion modules
1 MACH-ProSys™ controller
1 MACH-ProView™ controller
1 MACH-ProWebCom™ controller
12 MACH-ProZone™ controllers
36 SMART-Space™ controllers
RC-RemoteAccess® software
RC-Studio® software

INTEGRATED EQUIPMENT
6 Each Daikin WSHP with BACnet Card and 1 Each Midea DOAS with Condensing Unit – BACnet IP Integration using BACnet Gateway

TOTAL SYSTEM OBJECTS
490

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