



In Control! *Effective Management* *of Your Facility*

Summer 2006

Volume 2, Issue 1

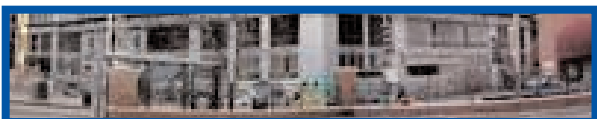
Announcement: Siemens Partnership



Have joined forces to provide building owners the ultimate in customer service.

Who is Titus?

Titus is the leading manufacturer of grilles, registers, diffusers, and variable volume terminals for the commercial HVAC industry. As an industry leader, Titus is committed not only to design excellence, but manufacturing excellence as well. With six manufacturing facilities across the United States and Canada (including our newest facility in Tarboro, North Carolina), our capacity to deliver product to match today's construction schedules is unequalled by any manufacturer in our industry.



What will come out of this partnership?

Customer Assurance

These two leading organizations mutually pledge to their joint customers complete satisfaction of all Titus products applied with Siemens controls.

Innovation

Collaborative efforts are bringing innovative solutions to VAV and Fan Coil applications.

Training Schedule



Our in-house training courses are based on different skill levels. Whether you need to get a new employee familiar with your Siemens system or help your current system operator reach their most productive skill level – we can meet the needs of your entire staff. Enrollment is “first come, first serve” and classes fill quickly.

If you are interested in our training courses and have not received a training directory, please call Ernie Glenn at CMI, **803-779-6050 ext 411** or visit our website, **www.controlmanagement.com**, for more information. We look forward to seeing you in upcoming CMI training classes!

AIG-101 ***Insight for New Users - Part 1: Introduction***

Learn the basic operations of the system for day to day use through graphics. *No recommended prerequisites.*

Class Date: August 16, 2006

TEC-101 ***Insight for New Users - Part 2: TEC's – Terminal Equipment Controllers –***

Learn how TEC's control building equipment and communicate with field panels, communicate with the field panel using Controller Interface Software (CIS) or Datamate, communicate with a TEC from the room thermostat using a laptop, and through the field panel or Insight.

Class Date: September 20, 2006

AIG-202 ***Insight for New Users - Part 3: Reports, Trending & Scheduling –***

Learn to create, display, and print various reports; trending (data stored when a change of value or time occurs); schedule equipment, run times, trends, and reports and much more, all through graphics.

Recommended prerequisite: AIG-101.

Class Date: October 18, 2006

** Dates for September and October classes subject to change. Please check our website (www.controlmanagement.com) for dates before registering.*

PC Corner

by: Tom Dixon, PC Sales for Siemens



When I am speaking to K-12 School Administrators about Energy Savings Performance Contracting Programs, I am often asked about "low cost / no cost" things that the district might be able to do on their own, to begin some energy saving awareness in their schools.

I usually tell them to go online and get "*School Operations and Maintenance: Best Practices for Controlling Energy Costs. A Guidebook for K-12 School System Business Officers and Facilities Managers*"

<http://www.rebuild.gov/attachments/SolutionCenter/SchoolEnergyGuidebookv2.pdf>

This free 132 page guide from the U.S Department of Energy is an outstanding tool for school districts who are trying to improve their Facilities Maintenance programs. These ideas and improvements will directly and indirectly reduce energy consumption in schools. This Guidebook provides detailed and practical guidance on how K-12 school districts can plan and implement enhancements to their current maintenance programs that can help reduce energy costs up to 15%. This resource is a great primer for the school district facilities management staff and school business staff (including Superintendents and School Board Members).

Being aware of how your district is using energy and the things that everyone can do to help reduce consumption is a great first step in developing a real energy program for a school district. Typically, when all of the "low cost/no cost" ideas have been implemented, an Energy Savings Performance Contract is the next logical step.

Whether your school district has an extensive energy savings program or if you are just beginning to develop a program, we can help. CMI and Siemens can support your goals and objectives and help you set up the right program for your schools.

Saving energy does not have to be painful or difficult. Call today to learn how to get a free energy evaluation of your facilities.

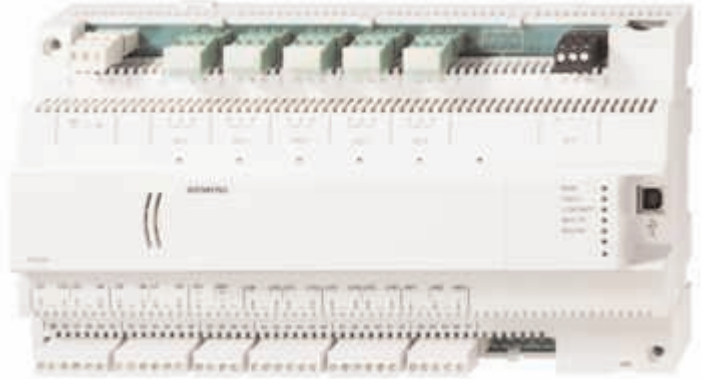
Product Spotlight

Introducing: PXC - Programmable Controller

Helping bridge the gap between the Terminal Equipment Controller (TEC) and Modular Equipment Controller (MEC) product families

The compact series of PXC (programmable controllers) is an integral part of the APOGEE® Automation System. The PXC offers integrated I/O based on state of the art TX-I/O™ Technology from Siemens Building Technologies, providing superior flexibility of point and signal types making it an optimal solution for AHU control. The compact series was developed to help bridge the gap between the Terminal Equipment Controller (TEC) and Modular Equipment Controller (MEC) product families.

The PXC Compact is available in 16 or 24 point versions supporting RS485 or Ethernet TCP/IP communications with the option of extended temperature range for rooftop applications. The compact series will be especially cost effective in extended temperature situations or where rooftop control is required.



The PXC can operate stand-alone or networked to perform complex control, monitoring and energy management functions without relying on a higher-level processor. They communicate with other field panels or workstations on a peer-to-peer Automation Level Network (ALN) over RS485 P2 or Ethernet (TCP/IP) P2 protocols. The universal points on the PXC provide superior flexibility of signal types by leveraging the TX-I/O Technology from Siemens Building Technologies. The combination of Universal I/O and rooftop capability make the PXC Compact the most flexible rooftop unit and AHU control product on the market today.

The compact series controller is a low cost alternative offering a point count and features mix optimized for AHU control. The functions of the PXC are very similar to the MEC with its compact design, removable terminal blocks and full ALN functionality including: time clock, trending, calendar functions, alarming, peer-to-peer communication, support for Adaptive Control feature, etc. The following table highlights a few of the key new features and enhancements:

Feature	Function	Benefits
Several controller options available	Available in 16 or 24 point units supporting RS-485, or Ethernet TCP/IP communications, rooftop or non-rooftop models.	Reduces material costs by choosing the model that best fits the application.
Rooftop Option	support extended temperature operation from -40°F to +158°F (-40°C to 70°C), allowing for rooftop installations	Reduces installed cost by allowing the controller to be mounted on the rooftop.
Universal I/O based on TX-I/O technology	Some points are universal allowing them to be software-selectable to be 0-10V, 4-20mA, 1K platinum or nickel RTD, 10K or 100K Thermistor, digital input, or pulse accumulator inputs.	Increased flexibility, less unused I/O, more cost effective.
New Sensor support	Sensors supported: Ni 1000, Pt 1000, 10k & 100k Thermistor	Reduces labor and material cost by not having to replace existing sensors in retrofit situations.
24v DC Power on board	Provides power for up to 4 active sensors	Lower electrical labor and material costs.
HMI	New name for the MMI. All functions of the MMI still supported.	N/A
Adaptive Control	A closed loop control algorithm that auto-adjusts to compensate for load/seasonal changes (used in lieu of PID for modulating loop control, specifically in AHU applications)	Provides more efficient, adaptive, robust, fast, and stable control than the traditional PID control algorithm. Superior in terms of response time, holding steady state, and minimizing error, oscillations and actuator repositioning

Customer Spotlight

SLED: South Carolina Law Enforcement Division Columbia, SC

South Carolina Law Enforcement Division (SLED) was established, in its current form, in 1947. The primary mission of SLED is to provide quality manpower and technical assistance to law enforcement agencies and to conduct investigations on behalf of the state as directed by the Governor and Attorney General.

In 2003, Control Management, Inc. was awarded a RFP to maintain controls, mechanical equipment, security/card access and fire alarm for SLED's 5 building complex on Broad River Road. Our contract with SLED began January 1, 2004. With CMI providing for controls and security, Siemens Mechanical Services has provided the mechanical maintenance and Siemens Fire Services has provided for the fire alarm service.

CMI changed out the obsolete Honeywell control systems in the first 120 days of the contract. The Lab building was the real challenge. Built in 1988, the Lab building had 106 dual duct VAV boxes with a separate controller on the hot deck and the cold deck air valves. The Siemens 540-506 Dual-Duct controller is unique to the industry by using a single controller with dual integral airflow sensors. Now a single controller provided for both the heating and cooling temperature and airflow control of the occupied space. The result was immediate and occupant feedback was overwhelming. Comments like "I have been here 10 years and this room has never been comfortable before". No capital investment or increase in operating budget was needed for this upgrade.

Security is a major concern at SLED. The Forensics Laboratory provides Carolina's criminal justice system with expert examination of evidence in criminal cases, expert testimony in criminal proceedings, and utilizes state-of-the-art technology to assist in the investigation and prosecution of cases. The existing Westinghouse card access system was obsolete with replacement parts and cards almost impossible to obtain. Control Management installed a new Siemens SiPass system with over 100 doors controlled as part the upgrade of the system. Again, CMI worked within the existing budget to as part of 5-year contract.

Recently SLED has acquired a building left vacant by Bell South. CMI provided controls and card access for this location and worked with SLED to network the different building locations.

South Carolina Law Enforcement Division (SLED)

Lab Building



Administration Building



WOW!

Happy 40th Birthday Joel!

Congrats!

The Big 4-0!



The Big 4-0!

Joel Castles, a Project Manager for CMI, celebrated his 40th Birthday on Friday, June 23. Everyone at CMI would like to wish Joel a very happy birthday, and thank him for 16 great years at Control Management, Inc.

Welcome!

Welcome New CMI Employees:

Welcome!

Killian Abbott, Nick Dixon and Mike Wike

Killian Abbott is returning to work at CMI in service and project management out of our Columbia Office.

Nick Dixon is also working in service and project management out of our Columbia Office.

Mike Wike has joined CMI in our service department out of the Columbia Office. Mike comes to CMI with many years of experience with DDC control and HVAC systems.

His email address is: Mikew@controlmanagement.com

Congratulations:

Kelly Turbeville, Jonathan Derrick, and Frank Murphy

Congratulations to **Kelly** and **Bobby Turbeville** on their recent marriage. The wedding was held June 10, 2006 in Columbia, SC. Kelly is in Service Sales in the Columbia Office. Her new email address is Kellyt@controlmanagement.com.



Congratulations to **Jonathan** and **Lisa Derrick** on their recent marriage. The wedding was held over Memorial Day weekend in the mountains. Jonathan is a Service Tech out of the Columbia Office.

Congratulations to **Frank Murphy** and **Betsy Ziegler** on their engagement. The wedding is planned for June 2, 2007. Frank is in project management out of our Charleston office.



SIEMENS

Customer
Lounge

Visit Siemens "Customer Lounge" website to learn a wealth of information on building automation, energy management, indoor air quality, system integration and other topics geared toward our customers. Read case studies on various facilities around the US relating to building automation solutions. The website also contains informative articles from Siemens "Building Solutions Magazine".

Information is added to the Siemens Customer Lounge website frequently. You can take advantage of the "News Alert" program and be notified monthly, by email, when new content is added.

New content for this month includes:

- ◆ New InfoCenter Suite 1.5 helps manage facility information, reduce labor costs
- ◆ Flush Mount Room Temperature Sensors are tamper-proof, easy to install
- ◆ **Tech Tip:** For the Insight user, what is the best way to enter points into trend in order to document temperature, humidity, etc.?
- ◆ And Much More!

For more information access the Siemens Customer Lounge website at:
www.sbt.siemens.com/customerlounge



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