

Control Management, Inc.



SOUTH CAROLINA'S NEWS SOURCE FOR FACILITY MANAGEMENT AND CONTROL SYSTEMS

### Did you know?...

Good ventilation is essential - It gives you fresh air for your health and also helps protect a building against dampness, mold growth and condensation. Unnecessary ventilation can waste energy and cost you a lot of money.

We have new room sensors that have temperature, CO2 and humidity under one cover to help with ventilation control strategies.



## Siemens New Desigo™ CC Workstation... designed by you

The new Desigo CC workstation was designed to give you a new level of control. Siemens designed the new Desigo CC control center with input from building operators around the world. The new control center helps improve building performance by integrating a wide range of systems including building automation, fire and life safety, lighting, IP cameras, and power and energy. Desigo CC delivers an integrated approach to enhance and protect your investment and gives you a new way to manage your building with personalized, actionable information that you need to gain optimal control of your facility today and long into the future.

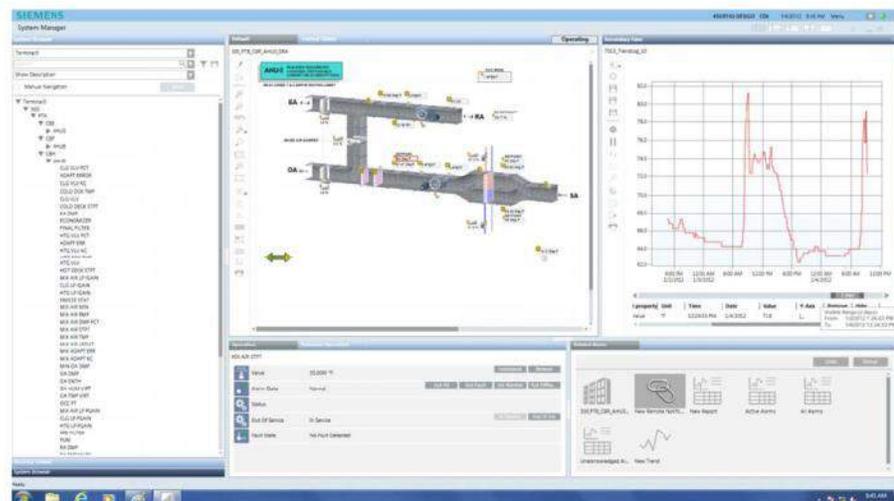
Desigo CC will enable you to identify and address building issues quickly and will increase productivity from day one. It uses familiar hierarchical tree structures that simplify and streamline navigating the system. Its unique workflow automatically links to the information that is most important for you. Since it runs as one application for all disciplines, pop-ups and overlapping windows are reduced. Because your workflow needs are addressed, you can:

- Pinpoint the source of events with ease
- Separate user and engineering modes
- Separate operation and configuration tasks.

This means that Desigo CC knows your most important go-to items, turning it into a truly intelligent system that can anticipate your next move.

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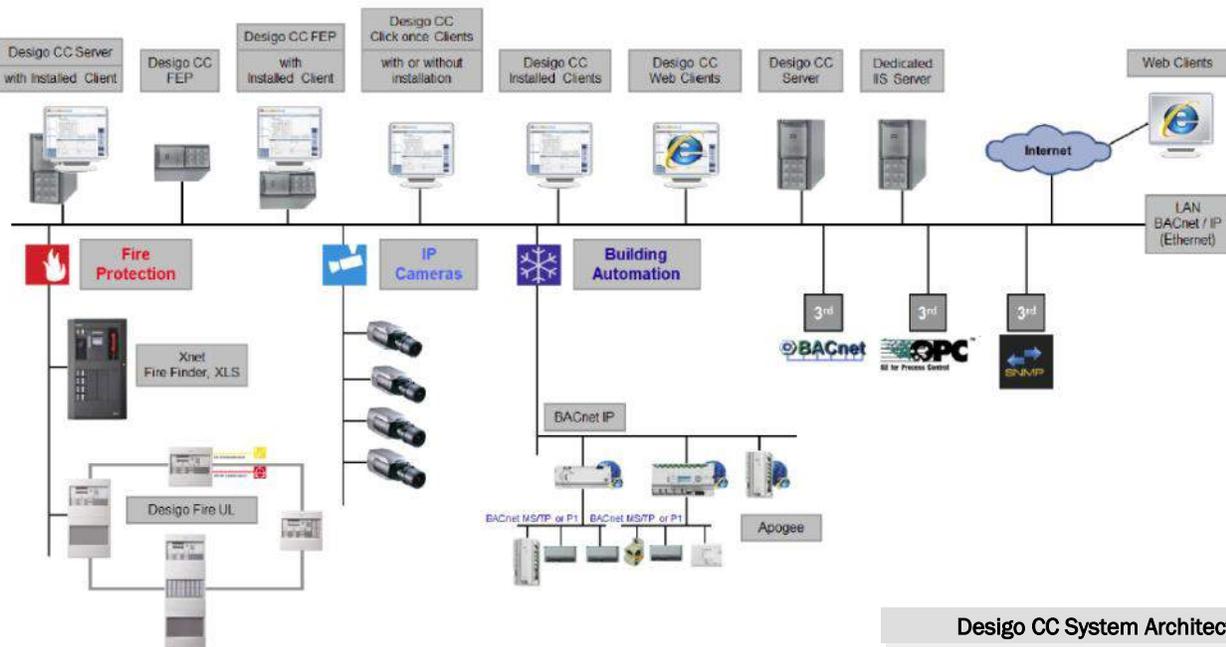
Desigo CC User Interface

## Siemens New Desigo™ CC Workstation... (continued)

Open system, standard protocols technologies are constantly evolving, and these changes have accelerated in recent years. Many building automation systems have not kept pace with changing needs and have the risk of becoming outdated. Building on their expert knowledge of facilities, Siemens designed Desigo CC to support the leading open systems protocols. Desigo CC is BACnet AWS certified and is a true open system that directly supports the following communication standards:

- BACnet
- OPC
- MODBUS
- SNMP
- ONVIF
- HTTP
- SMTP

BACnet can integrate typical building systems such as HVAC, lighting, fire and life safety. OPC and MODBUS allow for the integration of process and metering systems, SNMP can integrate IT equipment and ONVIF can integrate standard IP camera systems.



Some of the other features include:

- Multiple client options allow access through web browser, dedicated console, or Windows application and give the same capabilities and user interface from anywhere.
- Intelligent discovery bring up relevant data instantly; just drag and drop in a point.
- Organize buildings and views the way that you want.
- Time shifted trend views – simultaneously compare trended values over multiple time ranges.
- Workflow driven navigation allow users with variable skill sets to utilize the system and make better decisions.
- Flexible report generator allows users to create their own reports for a faster, more accurate response to system events.

The many features and capabilities of Desigo CC make it a valuable investment now that you can build on for the future.

Control Management is currently installing Desigo CC at multiple sites across the state. For more information please check out the [Desigo CC videos on our website](#) or talk to your CMI representative.

## CMI Completes River Bluff High School Project

Lexington School District One's newest high school, River Bluff, is one of the largest in the state. Located at 320 Corley Mill Road in Lexington, SC, the 525,000 square foot building is situated on a 100 acre wooded campus along with a very impressive athletic complex and nature trail. The school currently has over 1300 students and is expected to accommodate 2000 within the next few years. River Bluff was designed as a LEED school and anticipates receiving a silver certification.

The HVAC and control system is just as impressive as the entire campus. The mechanical system consists of:

- 2 separate chiller plants with 6 chillers total
- 24 ice storage tanks to help reduce electrical demand
- 2 separate boiler plants with 8 total high efficiency boilers
- 28 pumps which are controlled to maintain proper chilled and hot water flow throughout the campus to meet the needs of 25 air handling units (AHUs)
- 15 of these AHUs serve a total of 352 Variable Air Volume (VAV) boxes
- 13 exhaust fans
- 20 lab fume hoods
- 8 domestic water heaters
- 12 Heat Return Units (HRUs) and temperature monitoring of 13 data rooms

This school was specifically designed to help drive down energy costs and consumption. The ability of the chiller plant to make and store ice allows the system to run during off peak hours to fill the storage tanks with ice. During the on peak hours the system switches several valves to begin using the ice to provide chill water instead of the chillers.

(continued on next page...)



River Bluff High School—Lexington School District 1



## CMI Completes River Bluff High School Project... (continued)

Each classroom has an occupancy sensor that is monitored. If the sensor doesn't detect occupancy after 30 minutes the VAV box for that classroom spreads out the heat and cool setpoints, turns off the fan and shuts the damper. Each VAV box also has humidity control. If the room humidity sensor reaches 60% RH, then the damper opens to its maximum airflow setpoint and resets its AHU to the lowest supply air setpoint. Not only does this help maintain a comfortable learning environment, it also virtually eliminates the potential for mold growing in the classrooms.

All of the campus' power is monitored through 3 energy meters, and if peak demand is going to be reached the system is capable of shedding loads and raising setpoints to help lower the demand. For lighting, the control system handles 24 circuits for outdoor site lighting around the campus and athletic complex. The indoor lights are integrated to a lighting control system via BACnet.



CMI and district staff discussing one of the typical air handler units on site.



One of two chiller / ice storage plants located on the River Bluff High School campus



## Microsoft Support is ending for Windows XP



Siemens Apogee Insight software runs on a Microsoft operating system. Microsoft continually works to improve its software. On a regular basis, they develop updates and fixes to recognize issues and release them as Service Packs. Additionally, Microsoft has established Product/Support Life-Cycle Policies that discontinue production of outdated technology and phase out all support - including service packs and security updates.

As part of these Product/Support Life Cycle Policies, **Microsoft will no longer support XP as of April 8, 2014.**

As a result of these Microsoft policies, manufacturers like Siemens have to make their own product and software design decisions to keep up with the current release of updates, fixes and service packs, and take advantage of increased functionality and features in newer operating systems. Thus, Siemens releases a new revision of Apogee Software annually.

It is important that we develop a plan to keep both the Microsoft operating system and Siemens Apogee software current. To keep up with the annual upgrades from Siemens, we strongly recommend that you consider our Apogee Software Support Option. This software support option, known as a Technical Support Program (TSP), guarantees that your facility stays up-to-date with the most current revision of Apogee software available in the most cost effective manner. Typically, the TSP is purchased through a CMI Maintenance Agreement and includes one Apogee Software Upgrade for your facility per contract year.

For more information, please contact our CMI Sales Team at 803-765-9070.



## Facility Mobile Applications: Facility to Go



Mobile apps provide a user access to information through software that was designed for a mobile phone or tablet. Siemens has developed a suite of mobile apps that bring flexibility in how and when users access their system.



### TO OVERRIDE THE START OR STOP TIME OF A ZONE FOR ONE OCCURRENCE:



Open the Scheduler.

Right-click on the Zone you want to override, and select Override from the drop-down list.

Double click on the dark blue bar in the window that shows the current times for that zone. In the new box that opens, type in your new start or stop time for the zone. (You can change both if you need to.) If your new Stop time crosses a midnight barrier, remember to place the number 1 in the Span field. Click OK, and then Click OK again to return to the Scheduler window.

The new time will appear on the Scheduler line, along with the clock symbol to alert everyone that an override has been made. This change will only occur on the day you selected.



We've hidden a little "easter egg" within the [Control Management](#) website and it's up to you to go hunting!

The first 3 visitors to find the hidden easter egg and email us at [trivia@controlmanagement.com](mailto:trivia@controlmanagement.com) with your findings will win a USB car charger.\* Please make sure to include your full name, mailing address and phone number to receive your prize.



***Up for the challenge? Here are your clues  
(turn up your speakers!):***

- 1 - Emergency Calls
- 2 - Mouse over it
- 3 - Not in my house!!



\*CMI employees not eligible.

## CMI Donates Robot to the Crayton STEM Club (Science, Technology, Engineering and Math) First Lego League

9317

Furious Minds

Crayton Middle School

The Columbia Qualifier was held November 23, 2013 at the Ben Lippen School, on the Columbia International University Campus at 7401 Monticello Road., Columbia, SC 29203.

**Control Management, Inc. (CMI)** made a donation to the Furious Minds of Crayton Middle School, and Dominic Carbone, one of our service technicians was there to lend a helping hand to the students.

The Crayton STEM Club competed in the First Lego League on Saturday for the Columbia Qualifier. The competition consists of four categories: Robot Design, Core Values, Project, and Robotics. The team placed first in Core Values. Eighteen teams competed and Crayton was one of the top five teams to move on to the state championship.



1<sup>st</sup> Place in Core Values and a Golden Ticket to compete at the State Championship!

## Training at CMI

### In-house Training

A confident, competent staff is essential to get full utilization of your Siemens System. It can make the entire job of operations management easier for everyone involved. Control Management, Inc. offers local, in-house Siemens operator training courses to help your staff reach their most productive skill level. Our courses are also an excellent way to get new staff members familiar with your Siemens system. Our affordable courses are based on different skill levels and course topics to meet the needs of your entire staff.

Courses offered are:

- ◆ **AIG-101:** Insight for New Users: Introduction
- ◆ **AIG-202:** Insight for New Users: Reports, Trending & Scheduling
- ◆ **TEC-101:** Insight for New Users: Terminal Equipment Controllers
- ◆ **TM-101:** Terminal Mode for New Users

### \*Scheduled Class(es):

**AIG-202** - March 5, 2014

\*class dates subject to change

Don't wait to enroll. Classes are limited to 8 students and fill quickly, so please [visit our web-site](#) for class schedules and to reserve your spot.



Ernie Glenn, our Siemens training coordinator, is factory certified and has been teaching classes at CMI since 1996. He also teaches for Siemens.



## ENGINEERING ADVANTAGE LUNCH AND LEARN

### Engineering Advantage Program helps engineers earn PDH units

**Mission: to increase productivity of Consulting and Specifying Engineers by providing support and education.**

CMI has been offering lunch and learn training classes in cooperation with Siemens to help engineers earn PDH units toward their license renewal. Our programs are based in real world experience. We try to balance theory and practical knowledge to help you stay on top of the latest trends and technology to help you drive greater savings and client satisfaction. Educational sessions cover a range of subjects throughout the year, all of which are AIA accredited programs which may qualify for Continuing Education Credits (CEU).

Recently, Steve McCloskey from Siemens Buffalo Grove, IL visited Charleston and did a presentation titled "Control Strategies Affected by Changes in ASHRAE 90.1 - 2010" for:

- ◆ *DWG Inc. Consulting Engineers, Mt Pleasant, SC*
- ◆ *RMF Engineering, Inc. Charleston, SC*

**Would you like a Lunch and Learn at your office?** [Click here](#) to use our online form, or call us at 803-765-9070.

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Providing quality energy management & control systems, equipment, and services to South Carolina, and select North Carolina and Georgia territories

Member



**Control Management, Inc.** designs, installs and maintains facility management and control systems which provide optimum energy consumption while maintaining precise environmental conditions in your facility. We understand that every customer has different criteria in terms of facilities, budgets, personnel, training, and energy consumption. To meet these individual needs, we provide customized facility management solutions. Solutions that guarantee customer satisfaction and system performance while adding value to your facility at a minimal cost.

As an Independent Field Office (IFO) for Siemens Building Technologies, Control Management is able to provide the most advanced system technologies available.

Siemens Building Technologies is an industry leader in providing building management solutions to commercial and other non-residential facilities.



## Employee Spotlight



**Jason Jeffords**  
**Installation Manager**

The CMI Employee spotlight this month falls on **Jason Jeffords** from our Installation team in Myrtle Beach, SC. Born in and living in Pamplico, SC, Jason has been with CMI for 15 years. Jason's favorite part about working at CMI is the new opportunities and challenges he faces every day. He also appreciates the approachability and openness of CMI management.

Jason's main responsibilities at CMI are to supervise the Installation team. This consists of 14 employees in Columbia, Charleston and Myrtle Beach, and that is no small undertaking. Jason likes to work alongside his team installing jobs. In his free time, Jason enjoys hunting and fishing. He recently went rabbit hunting in Missouri. He also enjoys taking trips down to the beach to go fishing. He is father to Morgan, 15, and Aaron, 8, with his wife Melissa.

Jason is an integral part of the CMI team, and we appreciate all of his hard work and dedication to CMI and our customers!

## CMI HAPPENINGS: 2013 GLOBAL SOLUTIONS PARTNER CONFERENCE

Last year Control Management, Inc. was awarded the Siemens Solution Partner Independent Field Office of the year award. A function of that award was to attend the Global Siemens Solutions Partner Council this past October in London, UK. Kent Walters and his wife attended the conference as one of two United States based Solution Partners. The Council was held at The Crystal, [www.thecrystal.org](http://www.thecrystal.org), a Sustainable Cities Initiative by Siemens. This building was commissioned by Siemens for the 2012 London Olympics. It is a LEED Platinum building with a near net zero energy rating.

The Council is one of Siemens methods to network with partners from around the world for input and discussion of industry trends, new product needs and Siemens direction in the marketplace. Kent was part of several focus groups with other Siemens Solution Partners for two very informative days. They thoroughly enjoyed the trip, and were honored to be invited.

