



Andover Continuum's flexibility provides Windsor-Essex County Housing Corporation with limitless possibilities for future HVAC and security applications.

PROJECT AT A GLANCE

Project Type:
Integration (HVAC, Security, Lighting)

Location:
Windsor, Ontario Canada

Number Of Buildings:
8

Total Square Feet:
750,000 (69,677m²)

Equipment:
3 Network Controllers
3 CyberStation Operator Workstations
18 Local System Controllers
17 Local Terminal Controllers
1 Lighting Controller
13 Access Controllers
3 Touchscreen Operator Displays

Network:
Ethernet

Applications:

- Temperature and humidity control
- Power monitoring
- Motion control lighting
- Garage CO monitoring and exhaust control
- CCTV
- Door monitoring and control

Andover Continuum™ Provides Integrated Control in High-Rise Apartment Building

The power of Andover Continuum to integrate HVAC, access control and lighting control, is truly impressive in a high-rise municipal apartment building in Canada.

The Windsor-Essex County Housing Corporation operates over 3,500 residential units in Windsor and Essex County, Ontario, including a 400-unit, 24-story elderly housing facility, Ouellette Manor. Located in what was once a quiet neighborhood, Ouellette Manor had fallen victim to increasing criminal activity.

So when better heating controls were needed in this 26-year-old building, George Robson, Vice President of Capital & Preventive Maintenance for the WECHC, saw it as an opportune time to also install a security management system to meet the increasing security concerns of the senior citizen residents. Robson approached local Andover Partner, H & E Comfort Controls Ltd. of Windsor, Ontario, to install an Andover Continuum system at Ouellette Manor to control both HVAC and building access.

SYSTEM'S EASE-OF-USE IS A REAL SELLING POINT

Along with the fact that both HVAC and security control could be integrated together in one powerful system, Robson was also impressed by Andover Continuum's simplicity. During his evaluation of the Andover Continuum product, it was obvious that his maintenance personnel would not need extensive training to operate the system. In addition, the system could be controlled locally from the maintenance office at the apartment building as well as from blocks away at the Housing Corporation's main office. Both offices have Andover Continuum CyberStation™ front-end workstations connected by an Ethernet network.

HVAC, ACCESS CONTROL, AND CCTV ON A SINGLE NETWORK

The Andover Continuum system installed by H & E Comfort Controls integrates boilers and make-up air unit control; lighting and CO monitoring and exhaust control in the underground parking garage; temperature monitoring of the building's 24-story solar wall; power monitoring; and door monitoring and access control of the building's main entrance and all contractor entrances.

In addition, the building's CCTV is integrated to Andover Continuum. A 9-camera video surveillance system linked to a Dedicated Micro Uniplex video matrix switcher can be controlled either from the local keyboard at Ouellette Manor or from the Andover Continuum CyberStation workstation at the Housing Corporation office. If necessary, operators at the apartment building can select and transmit video images over the phone lines to the main office.

Building tenants and their visitors access the apartment building using

special proximity identification badges. Contractors coming in and out of the building daily must also present their assigned badge to access several mechanical areas at the site. Controlling their access is not only done for security reasons but for invoice billing purposes as well. The Housing Corporation can tell by the door activity log how long a particular contractor worked in the building and compare it the hours shown on the contractor's invoice.

SYSTEM PROVIDES LIMITLESS POSSIBILITIES

Andover Continuum's flexibility provides Windsor-Essex County Housing Corporation with limitless possibilities for future HVAC and security applications. Already, the Andover Continuum system has been expanded to include eight additional buildings, card badging, plus Andover Continuum's web-based web.Client™ operator interface application. In addition, Robson is considering writing an Andover Plain English™ program for the CyberStation that would track if an elderly resident has not used his or her

access card within a certain time frame, for example, within a two-day period. The program would automatically dial out to a designated family member and a pre-recorded message would notify them that their elderly relative's access card has not been used recently.

"Andover Continuum's flexibility allows us to do many things," says George Robson. "Unlike other systems that always seem to leave something out, with Andover Continuum, you don't have to add another \$20,000 to get it to do what you need it to do."

Robson forecasts that energy savings alone will achieve a 2 ½-year payback on the Andover Continuum system for the Windsor-Essex County Housing Corporation. He also projects five years extended life on HVAC-related equipment due to reduced equipment-runtimes. And with Andover Continuum access control, custodians' time has been freed up by 15% now that they no longer have to monitor resident, visitor, and contractor traffic in and out of the apartment each day.