



PROJECT AT A GLANCE

- Project Type:
EMS upgrade for 20 buildings
- Location:
Charleston, Illinois, USA
- Number of Buildings: 39, including
residential dormitories, labs, gyms,
classrooms, and office space
- Applications:
Energy management and
water conservation
- Equipment Installed:
Andover Continuum file server,
Web server, and 2 workstations with
full-color graphics and animation
- 31 – Continuum CX controllers
- 1,019 – Infinet™ field controllers
- Total System Points:
5,110 inputs/4,013 outputs
- TAC Partner:
Dynamic Controls Inc. (DCI)

Eastern Illinois University

Not content to rest on its laurels after being named the most energy-efficient public university in Illinois in 2003, Eastern Illinois University (EIU) continues to upgrade its systems to reap energy conservation and reduced costs benefits.

THE CHALLENGE

Since EIU embarked on its first performance contract project in 1994, the university has continued to make energy conservation one of its top priorities. For more than 20 years, EIU has also relied on TAC® and Dynamic Controls Inc. (DCI) for its building management systems.

When the university decided to refurbish the campus library in 1999, DCI (a TAC partner) recommended upgrading to Andover Continuum™ products. In addition to providing a separate front-end for the library, the Continuum solution would allow EIU to leverage the university's Ethernet network for communication among various systems.

In 2001, the university decided to upgrade controls in 20 of the 39 buildings on campus. Once again, EIU turned to DCI for assistance in implementing the solution.

The major challenge confronting DCI was to avoid as much downtime as possible during the upgrades. That meant installation crews would have to work around the students, faculty, and staff in multiple campus facilities ranging from residential dormitories and classrooms to labs, gyms, and office space.

THE SOLUTION

Along with Andover Continuum controllers, DCI installed a graphical interface that enables facilities staff to monitor and manage EMS equipment from a centralized location or via remote access. Full-color graphics with animation give facilities engineers secure, easy access to building floor plans and operational history pages.

CUSTOMER BENEFITS

- **Dramatic energy savings**
- **Centralized and remote system access**
- **Interoperability, expandability, reliability**
- **Easy to use and maintain**

Eastern Illinois University

Web access has also changed the way EIU staff monitors and manages multiple, integrated systems. Facilities engineers scattered across the campus can now share and view real-time data via the Web. If a problem arises, the Continuum solution alerts facilities staff by sending a page or email alarm or by broadcasting a message over the Web.

In 2002, the university decided to implement water conservation measures to counteract rising local water rates. DCI installed Andover Continuum controls at air-cooled condensing chillers to provide fast, easy access to flow meter data with input to the plant information system. Then DCI tied the controllers together through the computer network to create a global chilled water control loop that operates all chillers as if they were under one roof.

THE BOTTOM LINE

Recognized as being very aggressive and successful in its approach to energy conservation, EIU boasted the lowest operating cost per square foot – 99 cents – of any public Illinois university in 2003. (The average cost was \$1.43, and some universities spent as much as \$3 per square foot.)

Today, the university's facilities staff relies on Andover Continuum controllers and a Web client to schedule equipment operation, building occupancy temperatures, and set-backs throughout the campus from a central location. This approach conserves energy while reducing EIU's energy costs.

EDUCATION PROFILE

Students have high expectations when they select a college or university. They require a quality education and campus experience at a reasonable cost. In state-of-the-art facilities, safety, and security are of primary concern. In order to meet rising expectations within this cost-sensitive market, colleges and universities must invest wisely in their facilities as a strategic asset to recruit students and attract faculty and staff.

TAC has proven experience in working with higher educational facilities to take advantage of building management solutions that maximize energy efficiency and performance. This leads to a reduction in operating costs and enables the reallocation of saved resources to new programs for students, within the same budget.

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