



Case Study 2

Office Buildings

Due to the high rate of tenant turnover in office buildings, lighting control should be flexible and practical.

Office buildings comprise today various tenants and users, which can change quite frequently for many reasons. The lighting costs for those buildings are constantly increasing, and it is thus very important to implement a certain form of control. Due to the high rate of tenant turnover in office buildings, lighting control should be flexible and practical.

Cristal Controls' lighting control systems offer to office buildings' owners a simple and affordable solution to the increasing energy costs. Our systems are administered by an easy-to-use software, with user-friendly interface, which allow the building managers to perform changes by themselves when needed.

Case Study : The Terrasses de la Chaudière, Hull

The Terrasses de la Chaudière is a building complex consisting of three towers, the highest comprising 28 stories, and which daily accomodates around 6,000 employees. In 2004, a renovation of the existing system, which was 20 years old, was started. The specialist advisers chose Cristal Controls' lighting control system for its simplicity, reliability, and its unique feature, the electronic relays. Cristal Controls' exclusive electronic relays have a lifetime of more than one million operations, which was of utmost importance for the client. With our relays, the future maintenance and replacement fees would become almost inexistant for the next 20 years.

This large-scale project comprises 117 control panels with a total of 1728 relays. Despite the great scope of the project, the managers' priority was the simplicity of the system. Being operated by security guards, the software needed to be visual, user-friendly, and easy-to-use. The chosen software thus allows the visualization of the whole complex, the selection of specific floors, and the visualization of each one of the four independant zones of each floor. The software allows the control of each zone independantly.

The system design respected the managers' requirements. For example, the system has no starting schedule : the luminaires are manually turned on in the morning, with interruptors located at the exit of elevators on each floor. Four buttons are located on each interruptor, each button representing one specific control zone; it is impossible to turn off the luminaires by using those buttons. Moreover, ten minutes before the lights are turned off, at the end of the working day, a blink in the whole building warns the employees. The employees that wish to remain in the building communicate with the security guards in order to extend the closing time for their control zone. Cristal Controls has supplied to the Terrasses de la Chaudière a simple lighting control system, adapted to the particular neds of the building, of its managers, and of its users.



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At the Terrasses de la Chaudière, lighting control now forms part of an effective cost management plan. Lighting control is beneficial for:

- employees, who enjoy in a safe and well-lit working environment.
- building managers, who achieve substantial savings while being attentive to their customers' needs and offering them customized service. Moreover, the reconfiguration of system is simple and can be performed by the building manager himself in the case of tenant change.
- security guards, who now perform simplified tasks thanks to our user-friendly software.
- building owners, who add value to the building by investing in a system that bring short-term and long-term savings.