



Mechanical Systems Services
Building Automation Systems

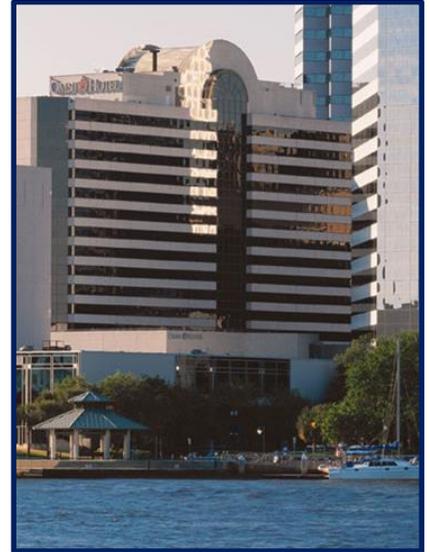
Automation Case Study Omni Jacksonville:

Through programming the Delta Controls System for the Omni Downtown Jacksonville, ThermaServe Building Automation Systems provided an opportunity to save time and energy costs as well as help to greatly improve their daily scoring on the Omni Medallia survey system. This survey system is updated monthly, and is used to track the annual trends for all 46 Omni properties around the world. A year ago the overall ranking under the system ranked Omni Jacksonville 28th. This year, after implementing the suggested control system enhancements, their scoring ranked them at number 4. In Group rankings for general areas including the ballroom and conference center, Omni Jacksonville ranked number 1 this year.

Two key areas where the Delta Controls system plays a part in their ranking are in e-mail notification of alarm conditions of critical operational systems in the building including shower water temperature, and establishing greater control over the ballroom temperature. The Engineering team is ecstatic over their ability to take care of issues before the guests even know about the problem. "Our GM is proud of us and has told us that we don't just take care of the problem, but find the root cause and go for a permanent solution," according to Rodney Carter Assistant Director of Engineering. "He also brags about our engineering team to the other Omni Hotels when he has the opportunity." Rodney also likes the trending feature of the system that allows them to track temperature and pressure readings. "This tool empowers us and allows us to anticipate potential problems and act on them before they occur."

The engineering team, including Supervisor Ryan Crawford and Technician Alonzo Williams, are also coming up with more ideas for the Delta Controls system. Knowing it can control lighting, they want to look into automating the Omni lighting effects for day and night operations. They also are interested and planning on more automation capabilities, including monitoring the refrigeration equipment and the domestic water pumping station, as well as automating the mandatory monthly emergency generator testing.

Ben Ortiz, Director of Engineering took the opportunity to take advantage of ThermaServe's partnership with Delta Controls. The Omni's Delta Controls system had been installed years ago as the first phase of a corporate plan to add metrics to their properties as part of a broader energy management plan. At some point, the decision was made to stop, and the system was never fully implemented and utilized. ThermaServe dusted off the Delta Controls system and because Delta does not obsolete its systems and uses native BACnet, were able to make incremental programming and mechanical changes to get them to this point. "We were implementing these changes under our operating budget, and now that we have shown the positive results that have reflected in our hotel's Medallia rating system, and with the support of our GM, we will be able to move forward with expanding the system for greater control of our hotel."



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