

2800 Tower

Phoenix, Arizona · Commercial High-Rise · System Integrator: MPBAS Building Automation



THE CLIENT

The 2800 Tower is a Class A, 364,533-square-foot, 21-story premier commercial high-rise in the prestigious Phoenix Midtown submarket, managed by the Gaedeke Group — a full-service real-estate firm focused on well-built, Class A office properties across the USA.

THE CHALLENGE

Built in 1986, the tower's original automation system was closed and proprietary, no longer supported by the manufacturer, and prone to component failure. The owner required a replacement on an open control platform to avoid future obsolescence — installed floor-by-floor without disturbing tenants, and retaining a telephone-enabled afterhours HVAC override.

THE SOLUTION

The fully integrated, open-protocol system delivered by MPBAS gave the Gaedeke Group a seamless, expandable network for the tower's major facility functions, deployed in phases floor-by-floor using

multiple third-party devices and software. With the new level of control, the owner reduced HVAC operating time by over 15% through enhanced scheduling and override sequencing.

Under the lease, HVAC had to run on Saturdays even though 90% of the facility was unoccupied. MPBAS programmed the system to let Saturday tenants override their own equipment without being billed for the time — fulfilling the lease terms while achieving significant energy savings for the owner.

HIGHLIGHTS

- Full-featured, open and interoperable building automation system
- Floor-by-floor phased retrofit with no disruption to tenants
- Individual tenant temperature and afterhours override control
- HVAC operating time reduced by over 15%
- Circon heat-pump, network-management and interface software
- Multi-vendor control products on one network
- Cost-effective, future-ready design
- A flexible and adaptable design

SYSTEMS & COMPONENTS

- 418 Circon terminal-unit heat-pump controllers
- Circon Visual Integrator™ & Network Integrator software
- 4 Smart Controls EC-240 programmable controllers
- 21 IP network routers
- Telephone-enabled afterhours override

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