

# Las Brisas Elementary School

Glendale, Arizona • Elementary School • System Integrator: MPBAS Building Automation



## THE CLIENT

Las Brisas Elementary School, part of the Deer Valley Unified School District, is a K-6 school in the fast-growing community of Glendale, Arizona. Situated in the Sonoran Desert, the district has grown from one school in 1934 to 37 campuses.

## THE CHALLENGE

Facing the end of Arizona's excess-utilities override program, the district targeted its least energy-efficient schools for retrofit. Built in the 1990s with a now-obsolete proprietary automation system, Las Brisas suffered from a lack of access to scheduling, alarms and overrides, inconsistent temperatures, and no service or support for the aging system.

## THE SOLUTION

A team of Certified Energy Managers from MPBAS and the Valley Schools Management Group determined that both the mechanical systems and the BAS needed significant upgrades. MPBAS

retrofitted the controls with two-way, pressure-independent control valves and converted the central pumping system from constant to variable flow using new variable-frequency drives. An open-protocol energy-management system replaced the proprietary BAS, giving the district freedom of choice for service and future-proofing the school.

As a result, Las Brisas Elementary now performs better than 75% of all schools in the Phoenix area and was awarded an ENERGY STAR rating in February 2010 — with the retrofit projected to pay back in 6.4 years through realized energy savings.

## HIGHLIGHTS

- Open, non-proprietary energy-management system replacing an obsolete BAS
- Earned an ENERGY STAR rating (February 2010)
- Projected payback in 6.4 years through energy savings
- Now performs better than 75% of all schools in the Phoenix area
- Two-way, pressure-independent control valves
- Central plant converted to variable flow with new VFDs
- Full access to scheduling, alarms and overrides
- Freedom of choice for service and support

## SYSTEMS & COMPONENTS

- Circon terminal-unit fan-coil controllers
- Circon Visual Integrator™ & Network Integrator software
- Smart Controls EC-240 programmable controllers
- Two-way pressure-independent control valves
- Variable-frequency drives on central-plant pumps
- IP network routers

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