

WESTBETH Home Of The Arts

55 Bethune St., NY 10014

MODEL:

DELTA Energy Management System (“EMS”)

WESTBETH Home of the Arts: Located in NYC in Manhattan's Far West Village, it is a complex of 13 buildings which were formerly the site of Bell Laboratories (1868-1966), one of the world's most important research centers. It was here that the first talking movie, the condenser microphone, the first TV broadcast, and the first binary computer were demonstrated.

Westbeth Artists' Housing was conceived in the 1960's as a partial solution to the acute need to provide affordable housing and studios for artists and their families. In so doing, it became one of the first examples of adaptive reuse of industrial buildings for artistic and residential use in the United States.

The original building heating plant consisted of coal fired steam boilers that were demolished in 2011 to make way for five new 300 hp hot water generators. Steam distribution lines were converted to hot water with 4 pump sets used to distribute hot water throughout the campus.

PEPCO furnished and installed a DELTA Energy Management System <http://www.deltacontrols.com/> to automatically control the Start Stop, Lead Lag of the boilers, pump sets and twelve (12) Zone Valves used to regulate the heat through out different parts of the building. The system controls the valve modulation to each zone using feedback from wireless temperature sensors placed inside apartments. The Manager sets the zone temperature from a PC and monitors the temperature through out the day and night via a web browser. The weather, including temperature, RH%, Wind Speed and Wind Chill is imported via the internet from Central Park. On high windy cold days the Manger increases space temperature settings in the zones most impacted by severe weather conditions. This has reduced tenant complaints and reduced fuel consumption in excess of 20%.



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The DELTA system is expanded every year to include Access Control points and monitor, control and alarm additional equipment including Sump Pumps, Leak Detection, Carbon Monoxide, Carbon Dioxide and Gas Leak Detection.

HIGHLIGHTS:

- * Control (5) 300hp Hot Water Generators
- * Lead Lag of 4 Pump Sets
- * Variable Speed Drives w/psi differential
- * Control (12) 4" Zone Valves
- * Smart Lead Lag Burner Control
- * Wireless Apartment Temperatures
- * Domestic Hot Water Monitored
- * Weather imported from Central Park
- * Web Based
- * Metering and Sub-Metering
- * Alarms sent via e-mail and texts
- * Smart Phone App
- * Historical Trending

Contact: Call PEPCO for contact info