



**Children's Aid Society of Toronto:  
Energy savings payback in just 18 months**

# HOW MUCH MORE ENERGY EFFICIENT COULD A 5-YEAR-OLD BUILDING BE? **MUCH MORE.**

The Children's Aid Society of Toronto is the home office for over 200 dedicated professionals. They work hard to prevent child abuse and neglect. But as a non-profit organization serving a major metropolitan community, they need to work hard to reduce operational expenses as well.

Searching for cost-saving opportunities, Operations Supervisor Al Gramolini of Avison Young Property Management conducted an energy audit and discovered that the seven-story building, although fairly new, could be made even more energy efficient. So he made a plan — then he called his mechanical contractor who helped put together a proposal based on the WebVision system.

## THE GOALS

- Increase system efficiency to reduce energy costs without disturbing the comfort of employees
- Provide a system that's simple to install and simple to operate
- Enable web-based system access
- Generate enough energy cost savings to capitalize on energy incentives

“ We selected a networked temperature control system because, as an operator I prefer to have as much control as possible. To be able to monitor the building's thermostats from one location was appealing. ”

- Al Gramolini, Avison Young

## SOMETIMES A SETBACK CAN BE A GOOD THING

The assessment found most of the systems and equipment to be in good working order. No surprise, since the building was only five years old. But a key fact stood out: the building's original thermostats could not be programmed to set back the office temperature at night after all the employees had left. So the system ran 24 hours a day. The traditional solution would mean extensive re-wiring in a seven-story building — a nightmare both financially and in employee downtime. Clearly, a better solution was needed.

### The Honeywell Solution:

WebVision Controllers and Communicating Thermostats

Working with Dave Mody of HVAC Dimensions Ltd., Al Gramolini and his team selected the WebVision™ building manager with remote monitoring to control all thermostats throughout the building. The web-based monitoring system enables them to manage each thermostat from anywhere via the Internet. This enables the building operations supervisor to view system performance and adjust settings as needed to efficiently maintain optimal comfort levels.

### Product Detail

- T7350H thermostats for commercial single-zone HVAC equipment allow remote access and the sharing of clock, schedule, set points, bypass and other system parameters with other devices in a LONWORKS® network.



- WebVision, a low-cost building manager with remote monitoring and programming, allows complete HVAC system management from a single interface. WebVision offers operational savings by Internet accessibility, remote monitoring, alarming and device assignment privileges for tenants, facility managers and contractors.

## A SWITCH WITHOUT A HITCH

The entire project was completed in just 4 weeks. Installation was executed during normal business hours. Selecting a web-based system eliminated the need to run extensive wiring to the thermostats and reduced installation cost by over 50%. When asked if the installation process or change in HVAC operation caused any interruption in the important work of the employees, Children's Aid Society Controller Richard Kwan said simply, "They never noticed."

### The Results

- Reduced energy cost and consumption due to the automatic system setback
- Easier climate management due to centralized thermostat control
- Reduced installation costs by using a thermostat-based system instead of a "unitary controller and wall sensor" type of system.

### Even Better Results

- Occupants were not only undisturbed during installation, they are unaware that the setpoint temperature is automatically changing during unoccupied periods
- The savings and incentives led to a project payback in just 18 months
- To date, the energy savings have exceeded expectations
- Centralized access to temperature and equipment information has improved service response time and reduced maintenance costs

## BY REDUCING ENERGY COSTS THEY CAN PUT MORE ENERGY INTO HELPING KIDS

Thanks to Honeywell's simple but effective solution, the Children's Aid Society has reduced energy use. A cost savings that can be allocated to programs instead of operations. And the savings continues to pay off. "Since the switchover I don't notice any difference in the building's comfort during occupied hours... which is a good thing!" says Richard Kwa. "Our employees are happy that we have taken steps to reduce our carbon footprint and I am happy that we are reducing our energy expenses."



“

A short training session was all we needed to learn how to set up the WebVision system; it's very user friendly. The graphics are easy to understand for both the programmer and the user.”

”

- Dave Mody,  
HVAC Dimensions

### One final result:

The success of this project has convinced the Children's Aid Society to consider expanding the program to other locations.



## WHILE ENERGY EFFICIENCY IS ITS OWN REWARD, A CHEQUE FOR \$70,000 WAS A NICE INCENTIVE, TOO.

There are attractive rebate incentives for this type of project, in this case offered by the Ontario Power Authority through a program managed by the Building Owners and Managers Association International (BOMA). Once completed, this project resulted in an incentive check for \$70,715, or about 50% of the total project cost. Needless to say, that made the decision to move forward even easier.

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67-7608 PM  
January 2013

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