

FACTORY INSTALLED SUB-METERS

RESIDENTIAL PROJECT IN QUEENS, NY UTILIZES CHW/HW SUB-METERS
THAT WERE FACTORY INSTALLED BY THE FAN COIL MANUFACTURER



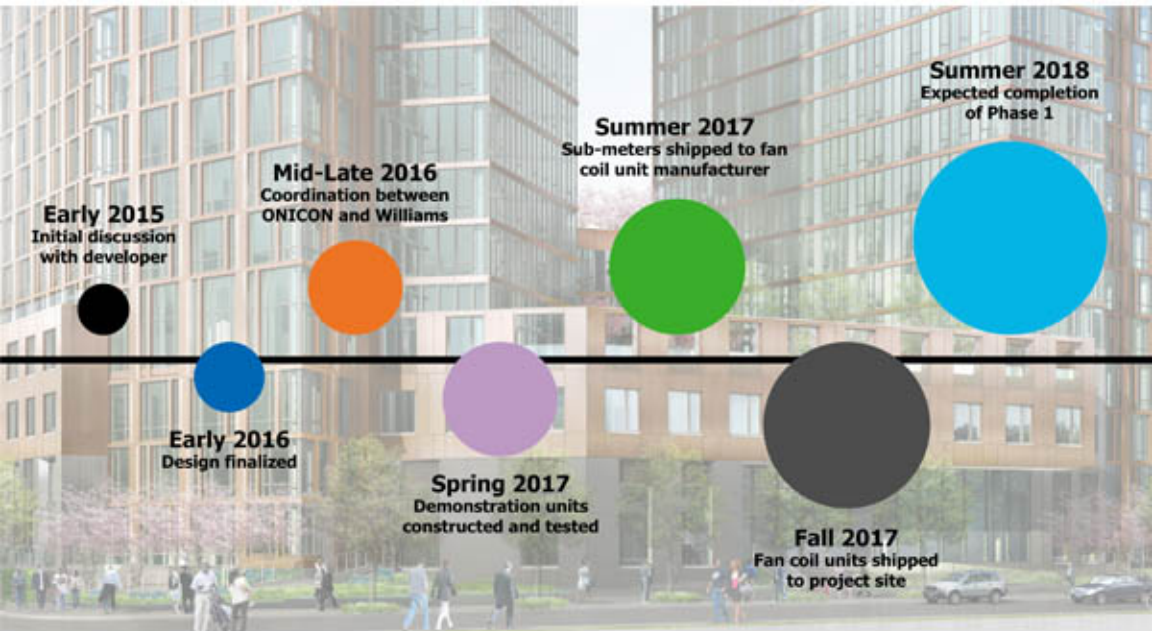
DEVELOPERS EXPECTATIONS

Reduce installation costs and risks by having Btu sub-meters factory installed by the fan coil unit manufacturer



Note: The Durst Organization employs an in-house design team where this concept originated.

TIMELINE



SPECIAL PROVISIONS

Williams - Factory Installed Terminal Block & Wire Harness for:
Low Voltage Power (24 VAC)
Switch Output to Thermostat
MODBUS Communication



**REMOTE
TEMP SENSOR**

**ULTRASONIC
FLOW METER
BODY**

GENERAL INFORMATION

Project Name: Halletts Point

Project Type: Residential Apartments

Location: Astoria, Queens, NY

Developed By: The Durst Organization

Mechanical Design: Cosentini Associates

CHW/HW Sub-Meters By: ONICON Incorporated

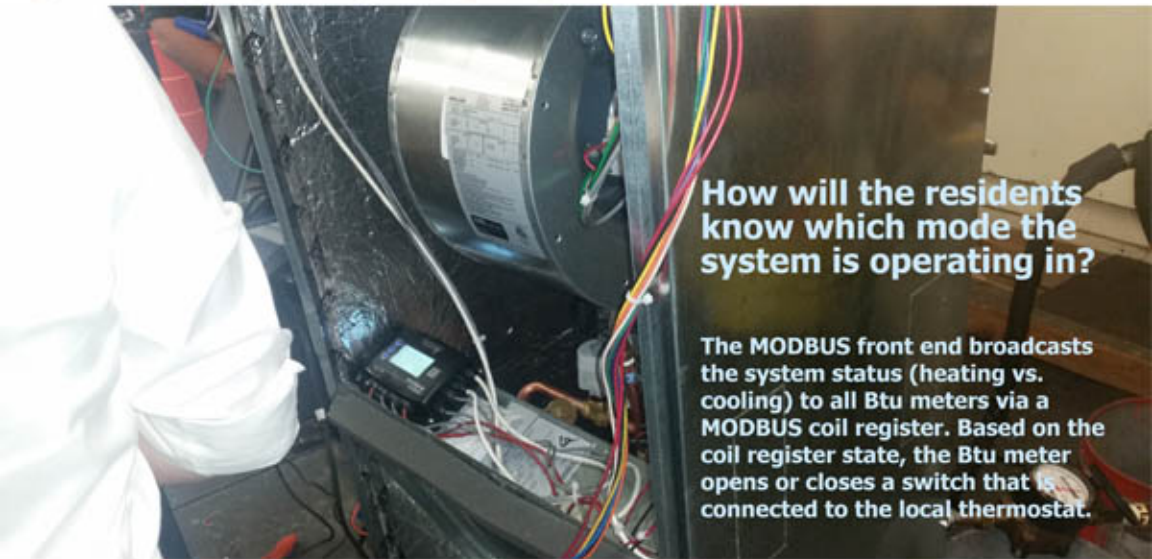
Vertical Fan Coils By: Williams Comfort Products

Data Acquisition/Billing By: Source One



SYSTEM DETAILS

System Type: 2-pipe CHW/HW
Communication: MODBUS RTU



How will the residents know which mode the system is operating in?

The MODBUS front end broadcasts the system status (heating vs. cooling) to all Btu meters via a MODBUS coil register. Based on the coil register state, the Btu meter opens or closes a switch that is connected to the local thermostat.

SPECIAL PROVISIONS

ONICON - Factory Installed Wires for:
Low Voltage Power (24 VAC)
Switch Output to Thermostat
MODBUS Communication

