

## CRABTREE CENTER

4600 Marriott Drive



### BUILDING

5 - Story  
65,808 Square Feet  
Located centrally between  
Downtown Raleigh, RTP  
and RDU International

### CASE STUDY HIGHLIGHTS

Retrofit Project for HVAC and  
Building Controls  
3 Large Rooftop Units  
74 VAV Boxes  
Web-based Building Monitoring

## THE CHALLENGE

As part of their 2021 whole building upgrade, Crabtree Center's owners wanted a control system that could meet the immediate needs of providing comfort and efficiency for the HVAC system today and be flexible to expand into lighting or window shade controls in the future. Furthermore, the building is currently occupied and the solution being supplied by CMS Controls needed to be easily installed with minimal disruption, allowing for simple reconfiguring during their renovation.

## THE SOLUTION

CMS Controls decided to utilize the Distech wireless controls platform at this facility. This provided the customer with a complete control package for all systems associated at the facility. The control system monitors the building for energy efficiency and keeps it running at appropriate levels, and provides alarms when the system is not operating optimally.

CMS Controls installed a private and secure WiFi network dedicated to the new system to minimize disruption to the tenants. The traditional method of hard-wiring each controller above ceiling and throughout the occupied space was eliminated without sacrificing communication speed or reliability. The installed system is Distech's Tridium N4 solution allowing a non-proprietary but flexible option for future expansion within the building. The system is web-based and is accessible from any location that has internet connectivity albeit with expected network and IT security.

The wireless Distech system installed also has the capacity to control room lighting and window shades. The use of the wireless controllers will allow for quicker and less disruptive changes during space renovation projects. The rooftop units are integrated into the control system using BACnet communications.

The Crabtree Center has a future ready system that provides for a comfortable work environment and efficiency. CMS Controls fully supports the facility and staff with all of their control system needs and continues to provide them with 24/7 technical support.



## ABOUT THE CLIENT

Conveniently positioned at the intersection of Glenwood Avenue and Creedmoor Road, Crabtree Center is a five-story office building located directly across from Crabtree Valley Mall's premier shopping and dining. Completely renovated in 2021, this building has been updated to include brand-new Class A lobby finishes, local North Carolina artwork, upgraded light fixtures, painted exterior, and more. This premium location is a 15-minute commute to the RDU International Airport, five minutes to world-class shopping and dining at North Hills, Village District Shopping Center, and Glenwood South, and a short walk to Crabtree Valley Mall.

## HOW CAN WE HELP YOUR BUSINESS GROW?

CMS Controls is the leading building automation and controls company across the Carolinas, Georgia and Virginia. At CMS, we have provided hundreds of installations across the southeast with proven cost-effective, energy saving designs. From building automation, thermal imaging, lighting controls, and systems integration, CMS Controls has a solution for every type of facility. Our focus is to design and maintain a building automation system that minimizes energy consumption in our customer's facilities. CMS systems provide an interactive graphical interface which allows any operator to easily access and fine-tune their system for precise control.



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