

## Wade Park V

The Final Piece of Wade Office Park



### THE CHALLENGE

Wade Office Park is one of the premier commercial office complexes in the Triangle. The offices at Wade is a signature mixed-use, master-planned development featuring convenient access to major interstates and highways as well as a comfortable work environment for the occupants of the facility.

Wade Park V was the final building in this complex. The primary challenge for this site was providing a control system to achieve and maintain LEED Gold Certification.

### THE SOLUTION

CMS Controls utilized a Siemens solution with a Niagara N4 web interface to meet the efficiency, comfort, and air quality requirements of this LEED Gold Certified building. The Niagara N4 system is 100% web enabled and can be accessed with any computer from any location that has internet connectivity. The system is password protected to eliminate unauthorized access and maintains a user identification log to track changes in programming parameters.

The Siemens solution utilizes the following communication protocols, BACnet, Modbus, and TCP/IP. This open protocol technology allows for easy integration to any mission critical equipment that would require monitoring or control, now or in the future.

The system consists of Siemens BACnet controllers on an MS/TP communication loop. CMS Controls integrated to various mechanical and electrical systems in the building, including the VAV self-contained units, variable frequency drives, and twenty-two electrical sub-meters. The complete system was commissioned to meet the efficiency, comfort and air quality requirements

### BUILDING

LEED Gold Certified - Class A  
Office Building  
6 Floors  
210,630 Square Feet  
8 Electric Vehicle Charging Stations

### CASE STUDY HIGHLIGHTS

2 Cooling Towers  
4 Pumps  
1 Plate & Frame Heat Exchanger  
4 Variable Frequency Drives  
1 Dedicated Outdoor Air System  
6 Self-Contained Units  
87 Fan-powered VAV Boxes with Electric Heat  
2 Central Exhaust Fans

of a LEED Gold Certified building. CMS Controls fully supports the facility and staff with all of their controls system needs and continues to provide the site with 24/7 support.



## ABOUT THE CLIENT

Built with the environment in mind, Wade V is a LEED Gold certified Class A office building located within the Offices at Wade Park. The building was completed in Spring 2020 and features unparalleled air filtration for a healthy working environment. This six-story building is positioned just off I-40 with easy access to all parts of the Triangle. There are numerous walkable amenities including PNC Arena. Abundant surface and covered parking is available with eight (8) electric vehicle charging stations located in the parking deck.

## 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.



616 Hutton Street Raleigh, NC 27606  
(919)431-9411  
[www.cms-controls.com](http://www.cms-controls.com)