# CPI CASE STUDY: CORPORATE HEADQUARTERS

**Dave Mordick**
**Robinson Oil Corporation**
**San Jose, CA**

When Dave Mordick was charged with overseeing the design and construction of a new corporate headquarters for Robinson Oil Corporation he made the decision to invest in a CPI building automation and energy management system. Carolina Products worked closely with Dave to develop a custom, turnkey BAS/EMS for the new 15,000 square foot building. In Dave's own words,

> *"As a steward for Robinson Oil Corporation I wanted to keep the systems in our new office simple and easy to use, but wanted to eliminate the wasted energy of lights and HVAC being left on when it wasn't needed."*

Features of Dave's CPI system include: complete automation of facility lighting and HVAC, remote access via a web browser, CT power monitoring with load shedding options, and equipment alarming with automatic notification options. Facility lighting dims automatically according to light levels inside the building, meaning almost no electricity is used to light interior spaces on sunny days. Lights also turn off automatically when spaces are left unoccupied. HVAC settings are controlled by time-of-day and zone, eliminating unnecessary HVAC run-times and allowing for greater variation of atmospheric temperatures throughout the building. Dave accesses his CPI system from his PC, where he can view data in real-time (including current electrical demand), and make adjustments to the system as needed. All equipment run-times are logged for future use, and reports can be generated from the web browser interface. When asked what he liked most about his CPI system, Dave responded,

> *"The most used feature of the system is the desktop dashboard which allows me to look at the HVAC system to ensure that the building is comfortable for our employees. I also like being able to look at my electrical usage, and being able to manage the energy being used."*

In addition to providing greater control and understanding of energy usage, building automation and energy management systems deliver a demonstrable return on investment. When packaged with a building's unitized switchgear, a BAS/EMS will pay for itself *and* the switchgear. This is important because switchgear normally has zero return on investment. When asked about savings and whether he would invest in building automation again, Dave answered,

> *"The first full month's energy billing was about 500 dollars lower than expected. I plan to use CPI systems similar to our office at any new store building projects."*