

## Los Angeles High Rise Goes Green:

ACCURATE MEASUREMENT SYSTEMS, INC.

### LBA Realty/AT&T Center – Los Angeles, CA

#### The Solution

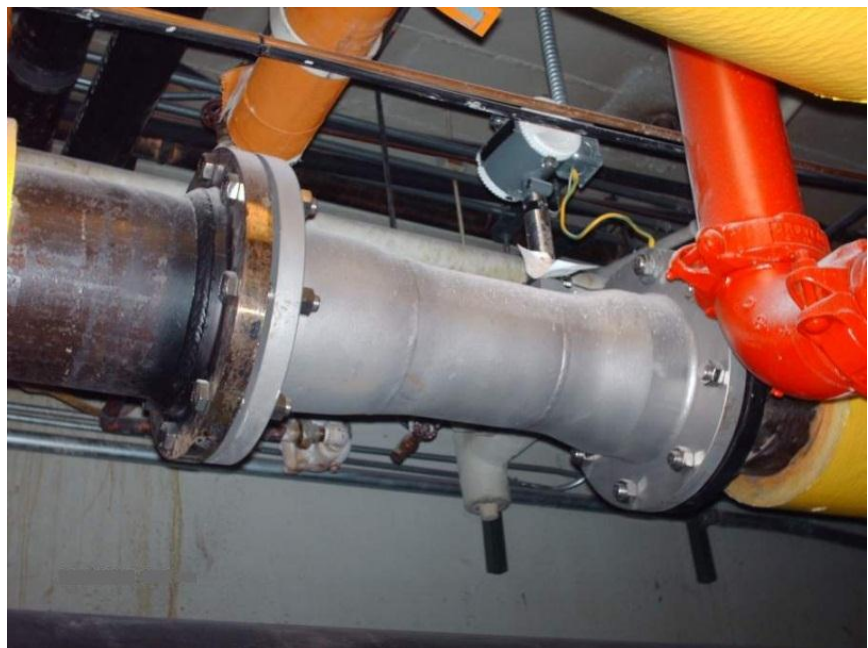
Accurate Measurement Systems, Inc. (AMSI) provided assistance in the design, development and implementation of the monitoring/reporting system. This system is used to optimize the generation and distribution of both chilled and hot water throughout the building for heating and cooling purposes, based on existing and projected demands. In conjunction with the design team, AMSI, provided and commissioned the flow, temperature, pressure, and monitoring instrumentation critical to the operational and management systems.

---

#### The Application

*The US Green Building Council has awarded LEED EB Gold Certification for Existing Buildings to the AT&T Center for its comprehensive redevelopment program on the first high rise structure in Los Angeles. The complex is now recognized as one of the City's 'GREEN'est', energy efficient properties and the first of hopefully many to receive this award. AT&T currently boasts an 'Energy Star' rating of 94. This rating was obtained by utilizing a high efficiency cooling and heating system, where 'state of the art' operational equipment and improved management practices reduced energy consumption and operational costs.*

---



The Chessell 6100A monitors and stores measured values of chilled water generation and usage during Low Peak, Base Peak and High Peak hours for billing purposes. Custom configuration of this unit was further developed to log and display “Total Ton Hour Usage” through each of these “Peak” periods. The 6100A was similarly configured to track the hot water usage, where BTU’s and/or Steam volume was measured and recorded to provide ‘Net Total BTU’ consumption by area.



The encrypted operational data is then transmitted digitally via Ethernet at a pre-programmed or an ‘on demand’ basis where it is remotely monitored and loaded onto the main system server. Here, the secure data is stored and configured to generate managerial reports; including System Tracking, Energy Usage, and Tenant Invoicing.

This “Utility Resource Monitoring & Reporting System” enabled AT&T to optimize their day to day operation which was instrumental in achieving the ‘Energy Star’ rating and LEED certification.

---

### ***AMSI Products Utilized***

***Chessell Model 6100A Data Acquisition and Monitoring System,  
Smar ‘Intelligent’ Temperature and Pressure Transmitters,  
Krohne Magnetic Flow Meter for Chilled Water, Swirl Meter for Steam Flow,  
Ashcroft Bimet Stem Local Temperature Indicators and Pressure Gauges.***

---