



T.M. Bier completes BMS project at 1500 Broadway

January 28, 2013 - Front Section

T.M. Bier & Associates (TMBA) has completed an advanced Building Management System (BMS) project at 1500 Broadway. The first-class property of Tamares Real Estates, which is managed by CB Richard Ellis, Inc. (CBRE), is a 33-story office building with retail plus two sub-basement levels. It houses such clients as Disney, NASDAQ, Hewitt Associates, Fair Isaac and a Starbucks. 1500 Broadway also features the glass-fronted studio of ABC's Good Morning America TV show.

TMBA provided a BMS - a Schneider Electric/Andover Controls building automation system to control the entire property's heating, ventilating and air conditioning (HVAC) systems. Heating for 1500 Broadway is provided by perimeter hot water and an interior reheat hot water system located on the 15th and 34th floors. Con Edison supplies steam for the system. Cooling is supplied by a centrally located system. Two 900-ton absorbers provide chilled water to both the perimeter and interior fan systems. Also included in the HVAC systems are 852-ton chillers.

The goal of the TMBA BMS solution at 1500 Broadway/Times Sq. Plaza, and TMBA's onsite management of the system for Tamares, was to achieve energy savings of 10-20% and provide better control of the building's HVAC systems. As a result of TMBA's BMS project 1500 Broadway now has a customizable system tailored to the building's specific requirements which is facilitating energy savings and can also accommodate future growth.

TMBA's extensive experience in BMS technology and applications resulted in an economic and highly-functional solution at 1500 Broadway. The project also earned ownership a ConEd rebate.

For more information about 1500 Broadway, visit: <http://www.1500bway.com>

About T.M. Bier & Associates

T.M. Bier & Associates is one of the New York-Tri-State area's largest independent control systems integrators and has been at the forefront of the building automation and energy management field for over three decades. The company offers end-to-end capabilities, from the design, installation, monitoring and servicing of building management, controls, HVAC, lighting and security systems, to deregulated energy and financing programs. Through TMBA's comprehensive services, building owners and operators are realizing many important benefits, achieving a 20% to 30% reduction in operating costs, an extended lifespan of building equipment, improved indoor air quality and comfort, in addition to reduced carbon footprints. The company is a "go to" resource for leading builders, developers, general contractors, commercial/industrial property owners, and property managers. T.M. Bier & Associates lists among its diverse clientele, Fortune 500 companies, hospitals, libraries, schools, shopping malls, and municipalities. For more information, visit: www.tmba.com.

About 1500 Broadway

1500 Broadway was acquired by Tamares Real Estate, a company which invests in and develops landmark properties in the United States, Europe and the Middle East. Since purchasing 1500

Broadway, Tamares Real Estate has invested significant capital to enhance the value of the building. The company takes a long-term view, proactively managing its portfolio to create added value and reflective of its sophisticated finance acumen. 1500 Broadway occupies an entire block front on Broadway between 43rd and 44th street in the heart of Times Square.

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