



CASE HISTORY

SMART BUILDING

COMMERCIAL OFFICE & RETAIL



545 WYN, MIAMI'S NEW STANDARD IN CREATIVE OFFICES

QUICK FACTS

Project Name:	545 Wyn
Location:	Miami, Florida
Project Type:	New Construction, Commercial Office & Retail
Developer:	Sterling Bay
Architect/Designer:	Gensler
Size:	298,000 Square Feet, 10 Stories
Use:	Class A Office and Upscale Retail
Building Controls and Automation System Integrator:	Smart Building Solutions Corp., Miami

PROJECT

Completed in 2020, 545 Wyn is a ground-up 298,000 SF, Class A office building and upscale retail space located in Miami's lively and energetic Wynwood Art District neighborhood. 545 Wyn is a ten-story structure with flexible, oversized modern office spaces, on-site surface and covered parking, an indoor and outdoor amenity area, private open-air balconies, a state-of-the-art fitness center, over 26,000 SF of prime retail space and a 10,000 square foot paseo park. In addition, the facility is set up to provide separate tenant electric metering capabilities and to be energy efficient.

545 Wyn provides all the modern amenities demanded and expected by tenants and occupants in today's workplace environment and demonstrates the commitment to environmentally responsible practices.

GOALS

Elevate Miami's typical office experience to attract tech industry type tenants looking for that special cosmopolitan environment

Establish the feel of a live-work-play vibrant type of environment

Reflect the Wynwood neighborhood culture, vibrancy, and uniqueness

Design a flexible structure respectful to the scale and character of the neighborhood

Create efficient floor plates and unique outdoor spaces that can be shared by all tenants and brings in the neighborhood "vibe"

Engage with the existing physical surroundings, the community and the residents who call this area home

Incorporate a single building control and operating system that manages the entire building

Consider energy efficiency and lower operating costs

Use the Niagara Framework as the controls and integration platform



MECHANICAL & CONTROL REQUIREMENTS

This highly visible project required a flexible and scalable solution that could connect and integrate the different manufacturers' products over a real-time building infrastructure with 24-hour, internet-based monitoring of building controls, with alarming capabilities to alert maintenance supervisors of any problems with the equipment. It also necessitated a single-sourced solution that provided the graphics and easy access to data required to manage and operate a building of this nature. In addition, it was vital the local representation had the domain knowledge, technical support, and the service capabilities to reassure the building owners.

As the building controls system integrator, for the project, Smart Buildings Solutions implemented Lynxspring's Niagara Framework® based IP JENEsys 534® controllers to deliver the connectivity, integration, command and control, and monitoring of the multiple systems and equipment within the property and to provide the control for HVAC, temperature, lighting, ventilation, air flows, and energy use— helping to create a building that is smarter, more efficient, and has lower operating costs.

"We chose the JENEsys Edge 534 because of its IP and Niagara capabilities and its flexibility to make modifications as needed".
"The 545 Wyn's building control system has proven to be a valued solution with respect to managing the building's operations, equipment performance, and energy management. It has also met the expectations of the building owner as well as the tenants... Lynxspring's JENEsys Edge controllers and the Niagara Framework have proven themselves dependable and user friendly."
Dan Perez, Vice President, Sales & Business Development Smart Buildings Solutions, Corp.

The building consisted of a variety of material equipment including:

- AHU's (11)
- MAU(1)
- Stair Pressurization Systems (2)
- Chillers (2)
- Cooling Towers (3)
- EF's (8)
- HP's (8)
- VAV's Integrated Via MSTP (120) Common Area
- Refrigerant Leak Detection Monitoring (1)
- CO/NO2 Gas Monitoring (1)
- Generator Integration (1)

- Edge 534 (13)
- I/O Expansions (2)
- PC 8000 JACE (1)
- WEB SUP (1)

ABOUT LYNXSPRING

Embracing open software and hardware platforms, Lynxpring develops, manufactures, distributes, and supports edge-to-enterprise solutions and IoT technology that create smarter buildings, smart equipment, and smart applications. The company's technologies and solutions provide the connectivity, control, integration, interoperability, data access and management and analytics, enabling users to extract insight, value, and outcomes from operational data. Lynxpring's solutions are deployed in millions of square feet of commercial settings in the United States and internationally.

<https://www.lynxspring.com>.

ABOUT SMART BUILDING SOLUTIONS CORP.

Founded in 2018, Smart Buildings Solutions provides the latest in building control, automation, integration, analytic and energy management solutions, and services for the commercial built environment. Services include design and engineering, installation, programming, project management, start up and commissioning, graphic design, enterprise integration, on-going servicing and maintenance, remote monitoring, and analytics.

<http://www.sbsolutionscorp.com/>



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OUTCOMES

Since the building's completion, it has attracted several tenants including Apple, TikTok, Spotify, Live Nation, Google, Kinema Fitness, and even the architects and designers themselves, Gensler. The property has also drawn a variety of retailers and restaurants who have opened in the retail space. All building control and services are easily accessible through a central web-based control system architecture seamlessly monitoring the equipment and generating data insight. Facility staff can determine whether the energy values are optimally set and achieved, and if the systems and equipment are running correctly. In addition, individual tenant metering and billing has been initiated.

Furthermore, in the event of an incident or tenant request, building ops service is notified immediately and informed of the nature of the issue. The facility management team can troubleshoot to resolve incidents quickly and better manage the occupant experience and the building's operations cost effectively. This all contributes to the desired tenant experience of what is expected in a Class A office building today. Moreover, 545 Wyn has become a central part of the Wynwood neighborhood.

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