



BELIMO ROOM SENSORS

Built for Form and Function

At a premier office building in Miami, Belimo Room Sensors helped Smart Building Solutions (SBS) meet demanding requirements for both aesthetics and functionality

Over the last decade, the Wynwood neighborhood in Miami, Florida has transformed from an area populated with abandoned warehouses into a vibrant and burgeoning center for the arts.

545wyn is the first Class A office building in Wynwood. Designed by Gensler, the building was developed with three purposeful goals: 1) to elevate and cultivate Miami's standard office experience, 2) authentically reproduce Wynwood's vibrancy, and 3) to engage with the Wynwood neighborhood¹.

¹SOURCE: GENSLER

TYPE OF BUILDING

Class A Office

PROJECT

New Build

SECTOR

Commercial

PRODUCTS

Room Sensors

BELIMO[®]

The ~285,000 square foot, 11-story structure utilizes a “core and shell” concept, with the interior core structure and the exterior building envelope having been fully designed and built as the first phase of the project. The interior design and architecture of each floor is at the discretion of the leaseholder, giving tenants ample creative freedom to develop their own unique space.

Miami-based Smart Building Solutions (SBS) was tasked with designing the HVAC control and automation system for the entire building. SBS has been a Platinum-level Belimo distributor since 2019 -- so when it came to selecting a vendor for key elements of the HVAC and control system, including valves, actuators, dampers, sensors, etc., Belimo was the logical choice.

“We’ve had a lot of success with Belimo in the past and always try to specify their products where possible due to their track record when it comes to performance, reliability, and ease of installation”, said Dan Perez, VP and Partner at SBS. “With 545wyn, aesthetics was another critical factor. In keeping with the owner and architect’s vision, we really wanted any type of control device that was visible to tenants to be low-profile and blend in seamlessly with the interior design. That’s why we went with Belimo as the single-source provider of room sensors for the entire building.”

In total, 120 room sensors were installed. Belimo multi-parameter room sensors measure temperature, humidity, and CO2 in a single surface-mounted unit. With simple, clear aesthetics, they are ideal for installation in visible areas and have the slimmest profile of any active sensor on the market.

“The Belimo room sensors were specifically designed for both form and function,” said Eddie Kelley at Belimo. “We’ve maintained the same performance and ease of usability that our customers have come to expect with our products and packaged them into a very unobtrusive and sleek sensor design. The multi-parameter sensors, for example, with a depth of just 0.88 inches, allows them to blend into any space.” Another important factor in the decision to specify Belimo sensors was ease of installation and commissioning (I&C). Unlike many other sensors on the market which require complex mounting and wiring, Belimo room sensors are equipped with removable spring-loaded terminal blocks and push-in terminals for quick and trouble-free installation.



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Dan Perez, Vice President and Partner at Smart Building Solutions

Commissioning and diagnostics are further simplified by the Belimo Assistant App, which uses Near Field Communication (NFC) to enable straightforward setting of critical parameters via a smartphone. The App was developed to provide device settings and operating data for all active Belimo room devices at the user's fingertips. Using a smartphone's NFC function, it provides wireless, efficient configuration, control and onsite operation of room sensors, even if the sensor is not connected to a power supply.

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In addition to the room sensors, Belimo also provided a variety of other products for the building's HVAC system, including valves, air dampers, actuators, and flow meters.

"Roughly 75-80% of the total scope on the controls project side for 545wyn was met by Belimo", added Perez. "Being able to source so many different components from a single supplier is hugely beneficial, particularly when it comes to back-office activities. Anytime you can reduce the number of vendors or suppliers involved with a project you decrease the likelihood of delays and other events that can negatively impact the project."

The 545wyn building was officially completed in 2020. Gensler was the first tenant to lease space and currently occupies the second floor of the building.

"Belimo is proud to maintain a strong partnership with Smart Building Solutions", added Kelley. "We look forward to engaging on future projects and working to deliver sustainable solutions that exceed our customers' expectations in terms of comfort, aesthetics, and performance".



BELIMO ROOM SENSORS

- Comprehensive product range of passive and active room sensors and room operating units for temperature, humidity, and indoor air quality measurements..
- Near Field Communication (NFC) allows fast programming, commissioning and troubleshooting – even without power*.
- Elegant, timeless design.
- Quick, tool-less housing access.
- Removable spring-loaded terminal blocks and reverse polarity protection provides fast and reliable installation*.
- Rugged PC-board cover plate protection against mechanical damage, dust, and vibration.
- Fast response times, high measurement accuracy and minimal drift.
- Broad compatibility – with 0...5, 0...10, 2...10 V DC or MP-Bus output signals in a single unit*.
- Digital input with power supply for external device – such as a presence detector.

Belimo room sensors and room operating units are designed to complement the existing sensor range. Their simple, clear aesthetics are ideal for installation in visible areas, featuring an elegant design and shallow depth that perfectly blends with the surroundings. With the expansion of the product range for visible areas of the room, Belimo offers the architect an aesthetic and timeless design, the installer quick installation, the system integrator easy commissioning and for the tenants occupying the zone, a comfortable room climate.



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