



# Building Technology for the Future



# Computrols' Background

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## Service

In 1983, brothers Roy and Kevin Lynch founded Computrols. At this time, Roy and Kevin began providing first-rate, professional technical service for large building automation systems. It was at this juncture that Computrols learned simplicity, flexibility, and power were the cornerstones of success in the building automation industry. It's this first-hand knowledge of what's important to customers that continues to drive Computrols' product development even today.

## Integration

In the early 1980's, while Computrols was servicing 3rd party building automation systems, the company's owners identified a need in the market for a simple-to-operate building automation system software. The software needed to be simple to use but powerful enough to communicate to a plethora of third-party control systems. This would provide a cost-effective solution for facility managers to break away from the proprietary systems that plagued the industry. At this time, software developer, Mike Donlon joined the ownership team to bring this vision to fruition and Computrols Building Automation Software (CBAS) was born.

## Manufacturing

Today, Computrols not only offers interface solutions to a plethora of third-party systems, but also has a complete product line of field controllers enabling us to provide turnkey solutions to our customers. Offering our own line of field controllers has enabled us to further develop our interface solutions and support additional protocols used by other manufacturers. Most importantly, it provides additional solutions for our customers, including web-based controllers, wireless products, and advanced energy management solutions.

# Computrols Leadership Team

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**Royden J. Lynch, Jr.**  
Founder & President



**Kevin Lynch**  
Co-Founder &  
Vice President



**Mike Donlon**  
Director of Research  
& Development



**Andrew Mire**  
Chief Executive  
Officer



# What Makes Computrols Different?

**Simplicity** - At the end of the day, we want our clients to have the ability to be, what we refer to as, “self performers”, meaning they can make changes to their systems on their own. That is why we made the simplest-to-use hardware and software in the building automation industry.

**Lifetime Warranty** - Computrols boasts the industry’s only lifetime warranty on everything that we manufacture. That’s right, if our controllers fail at any point, we will repair or replace them at no cost to our customers.

**No Planned Obsolescence or Product Churning** - We do not obsolete any of our products; rather, we build forwards and backwards compatibility into every product that we manufacture. This only makes sense in a world where microprocessors and electronic components are ever-evolving. As technology progresses over time, Computrols develops new products, but always in the same form factor, making upgrading a simple process. Computrols will also buy back dated controllers when our partners upgrade to the next generation.

**Third-Party Systems Integration** - Rather than utilizing a black box to translate protocols, Computrols has developed third-party protocols and built these into our products. As a result, Computrols products are able to natively communicate with the open protocols of our industry and with many of our competitors’ proprietary protocols. Furthermore, this enables us to provide an integrated solution that is distributed, meaning that there is not a single point of failure.

In some cases, competing manufacturers may no longer support their legacy products, but Computrols integrated solutions allow our customers to leverage their existing infrastructure. This is typically a much more economically feasible option. Computrols has successfully provided integration solutions to the following protocols and manufacturers’ products.



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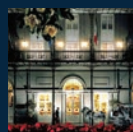
## Computrols solutions provide safe, comfortable, energy-efficient environments for...



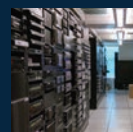
Commercial Office Space



Campuses



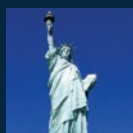
Hospitality



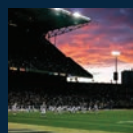
Data Centers



Healthcare Facilities



Government Facilities

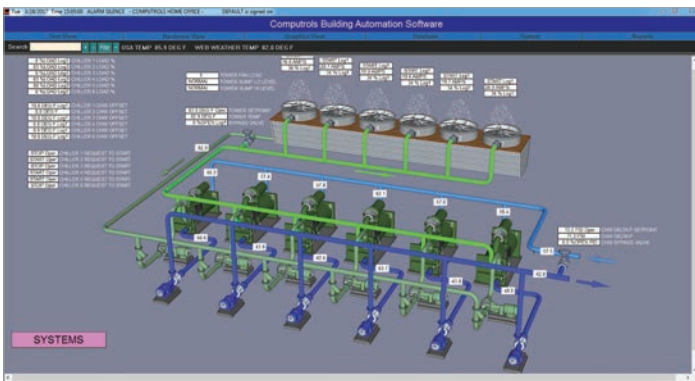


Entertainment Venues

# Computrols Building Automation Software (CBAS)



CBAS is the simplest building automation system software to install, program, maintain, and operate. Field points are referred to by their full name, not by point assignments or abbreviated characters. CBAS provides point statuses that are displayed in a variety of summaries, logical groups, and custom graphics. Control sequences are created through English language "If/Then" logic statements. CBAS incorporates easy-to-use, mouse-driven menus with online help screens. Additionally, CBAS is capable of seamlessly integrating with various other manufacturers' field controllers.



## Auto-tuning PID Control Loops

No need to grind over calculations to make sure you don't overshoot setpoints. The decisions are made for you.

## English Language If/Then Logic

No codes to memorize. As the needs of your facility change, it's simple to program CBAS. An example of this logic might be "if outside air temperature is greater than 85 degrees, then start chiller."

## Multiple Views

CBAS offers three viewing options: hardware view, text view, and graphics view. Each offers a unique and thorough view of your system as a whole.

## Internet Capability

CBAS comes equipped with an Internet protocol (TCP/IP) that can be used for controlling your system from anywhere in the world. TCP/IP also allows for networking multiple workstations.



## Password Customization

Use custom passwords to ensure the integrity of vital data. This also provides the system administrator with a complete list of lockouts to choose from.

## Controller Downloading

Allows the head end to upload all information to the controllers. This enables the controller to be truly stand-alone.

## Remote Access

Having the ability to access your BAS via your mobile devices and desktop computers can be invaluable for engineers and facility managers on the move. CBAS Web gives you access anywhere, anytime.

## Overtime Air and Tenant Billing

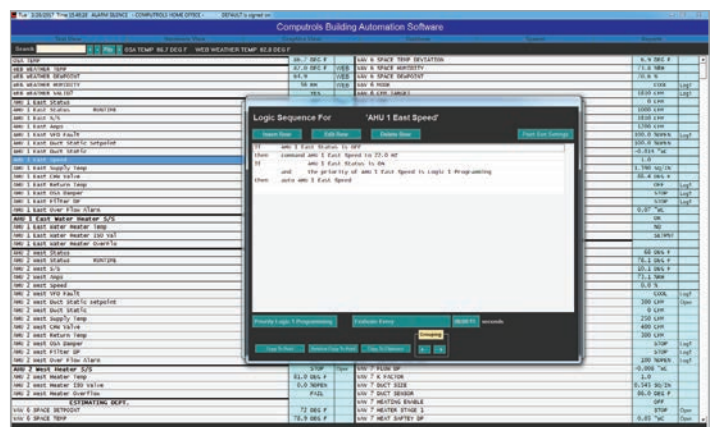
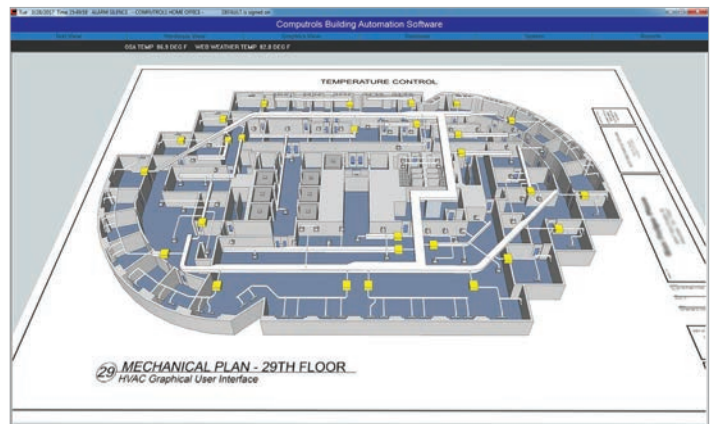
Your tenants can utilize CBAS Web's user-friendly interface for overtime air and tenant billing. This feature automates the entire process, automatically sending invoices to property managers at the end of the month to be distributed to their tenants.

## Unlimited History for All Points

Rather than having to set up trends, CBAS allows you to record histories on all of your points, all of the time, from the inception of the Computrols system. Your only limitation is hard drive space.

## Real-time Energy Dashboards

We know you don't have time to dig into your energy usage on a daily basis, so CBAS Web gives you a quick, visually appealing view at the points that matter most to you.







## HVAC Controls

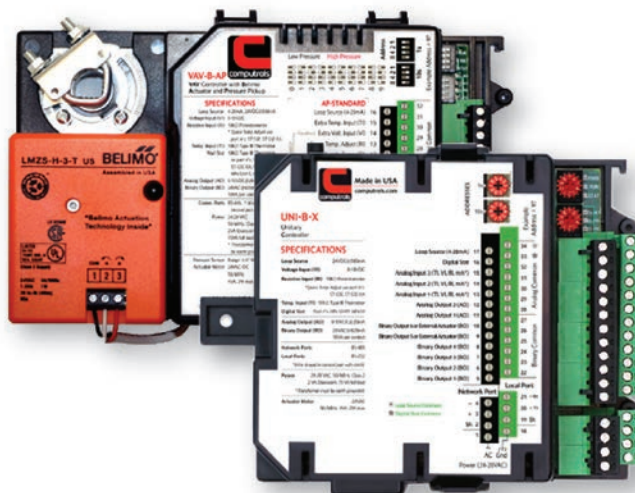
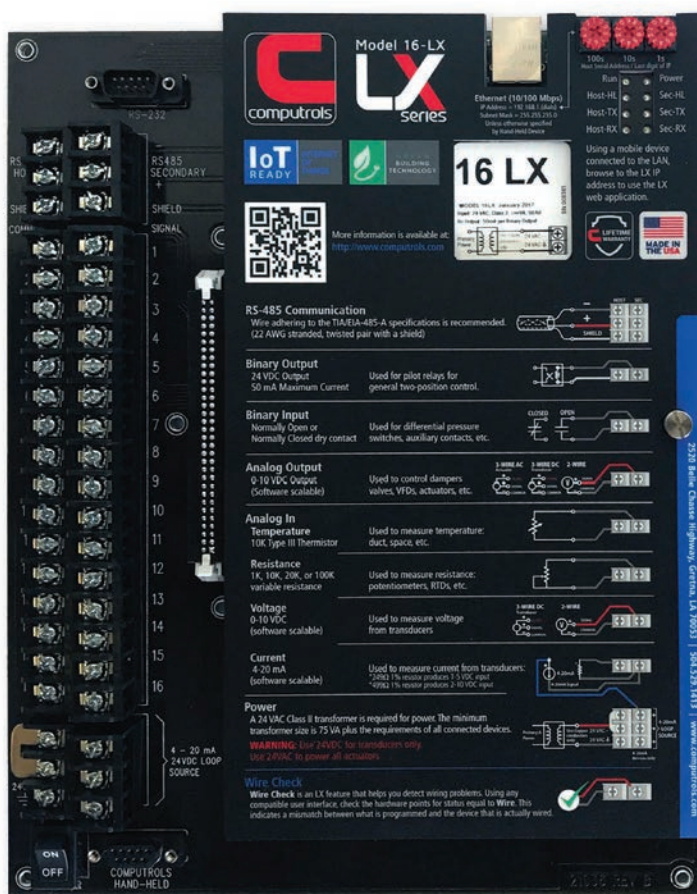
On average, HVAC accounts for nearly half of a commercial facility's energy consumption. More importantly, it is responsible for the

comfort and health of a building's inhabitants as it provides temperature control, fresh air circulation, and filtration. Computrols HVAC controls have proven to generate significant energy and cost savings while maintaining occupant comfort. Additionally, Computrols solutions interface with countless systems and are easy to use after minimal training.

### LX Controllers

Computrols' LX Controllers are the culmination of years of Research and Development. The LX combines Computrols' classic X-Line controller features with the latest in computer and electronics technology. Like the X-line, the LX is equipped with universal points and two rs-485 communication ports. These ports can be configured to communicate several protocols including, but not limited to BACnet, Modbus, N2 (Johnson Controls), and FLN (Siemens, Floor Level Network). An onboard web server, enhanced security, onboard graphics, and history are just a few of the features that make the LX a powerful all-in-one solution.

For existing Computrols installations, the LX is a 100% backwards-compatible, drop-in replacement of the X-line. Simply unplug the X-line brain, plug-in the LX, power up and go. No software upgrades. No reprogramming. No missing features. The LX, like the X-line, comes in 4 sizes: 8, 16, 32, and 64.



### VAV Controllers

Computrols' VAV controllers are a part of the backbone of large CBAS systems. They are specifically made to meet the challenges of today's largest and most demanding facilities and are capable of integrating to a number of proprietary and open protocols.

### Unitary Controllers

For open applications, Computrols provides the most flexible products available. Our unitary controllers provide both airflow control and measurement for a complete solution.



## Access Control

Computrols access control solutions can provide the convenience and security you and your building occupants are looking for, no matter what type of facility you manage. Combined with our destination dispatch integrations, Computrols is able to provide a robust and scalable solution that is easily monitored and programmed. These systems also include a number of integrations to third party equipment and a simple to use interface in CBAS.

### Destination Dispatch

The Computrols access control system is capable of interfacing with two of the elevator industry's leading manufacturers. The access system offers an ethernet interface to both Thyssen Krupp and Motion Control Engineering's destination-based system. The destination system integration groups passengers based on their desired floor which reduces the number of stops and increases efficiency. The Computrols access system grants or denies access based on user credentials. This cutting-edge interface allows passengers to get to their destination quickly and securely.



## Fire Protection System

### CSimon

Ensuring the health and safety of building occupants is every facility manager's number one priority. Computrols fire system, CSimon, delivers the reliability and ingenuity facility managers need to mitigate the risk associated with fires.

CSimon integrates seamlessly with 3rd party devices as well as Computrols' legendary CBAS software. Each CSimon panel boasts an on-board, high-speed TCP/IP network connection, complete stand-alone operation, and a powerful yet simple user interface.



## Lighting Control

Today, electrical equipment manufacturers are building intelligent lighting systems that enable BACnet and Modbus communication protocols to work with building automation controllers. Computrols building automation system allows for seamless integration into a number of lighting systems, meeting the demands of today's complex lighting applications and need for reduced energy consumption.

Integrated lighting and HVAC controls simplify the day-to-day operations of facility managers and create an optimal indoor environment for building occupants.



## Energy Management

Computrols metering systems provide facility managers with up to the second, accurate data on their HVAC, lighting, access control, and fire alarm systems. This gives them the information they need to make critical decisions that will provide the most efficient solution to occupant comfort and safety.



## Locations

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### **Corporate Headquarters, New Orleans**

**Chief Executive Officer:** Drew Mire **Phone:** 504.416.3895

### **Houston Branch**

**Branch Manager:** Ramon Torres **Phone:** 281.830.4931

### **San Antonio Branch**

**Branch Manager:** Edward Rodriguez **Phone:** 210.336.6796

### **Washington, D.C. Branch**

**Branch Manager:** Bob Hand **Phone:** 202.316.7311

### **Central Florida Branch**

**Branch Manager:** Phillip Burns **Phone:** 504.289.3835

### **Southern California Branch**

**Branch Manager:** Jeff Burnett **Phone:** 210.240.7077

## Service & Distribution Partners

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In addition to Computrols headquarters and branch locations, we offer support to our customers both domestically and internationally through service and distribution partners. All of our partners have been rigorously trained on Computrols solutions and are supported by Computrols from the initial install through the lifecycle of the product. As we continue to expand into new markets, we are always on the lookout for new partners.

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