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# TimeWatch Override System

Tenant Billing Voice Override



Triangle MicroSystems presents our system for properly controlling environmental, lighting and utility costs for buildings with multiple tenants.

The TimeWatch override and billing system is a stand-alone unit which will interface with virtually any building control and automation system, providing building owners and tenants the best solution for occupancy outside the leasing contracts.

You're In Control Now ....

# Introducing the TimeWatch Override & Billing System...

Triangle MicroSystems is pleased to introduce you to TimeWatch Tenant Override & Billing System, designed for use in commercial, multi-tenant applications. The system provides voice-prompted system override and billing of override usage.

## TIMEWATCH TWC CONTROLLER

- Voice Prompted Override
- Tenant Billing
- Remote Communications

The TimeWatch Override & Billing System is a stand-alone system which will interface with virtually any building control system. The system can also be installed as an integral part of our BASYX Building Automation and Temperature Control System.

The TimeWatch system automatically logs overrides for each tenant and generates invoices for all tenant override usage. Tenants request override operation through any touch-tone telephone, and simply enter a personal access code for activation of their mechanical and lighting equipment. Hourly rates, set by the building owner, are applied for usage after contract hours. Dual rates allow primary (first hour) and secondary (subsequent hours) to be applied on individual overrides.

A time clock function allows normal daily schedules to be applied in applications where no central controller is present.

## TIMEWATCH RBS BOARD

- Relay Outputs
- Hand-Off-Auto Switches
- Dry Contact to Automation System

The TimeWatch RBS relay boards provide direct control of individual loads or groups. The RBS is an eight (8) output board with Hand-Off-Auto switches on each output for emergency or service override of system.

The contacts from the RBS relay outputs may be connected to a digital input on any building control system, which allows programming of the system to activate all required equipment for tenant operation.

The TWC main controller may contain up to two (2) RBS boards for control of up to 16 individual groups or loads. Through satellite enclosures and additional relay boards, the TimeWatch system can control up to 254 total loads or groups.



# System Application & Benefits...

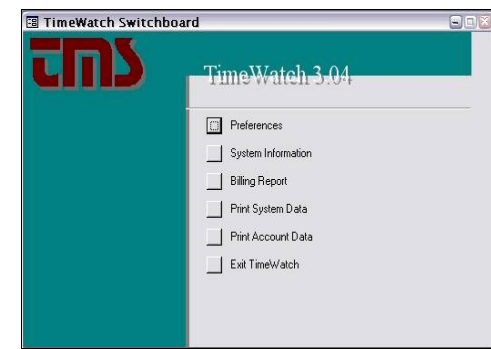
Operation of HVAC and lighting equipment after-hours, and outside of contract terms can be a major cost in the normal operations of your facility. The TimeWatch system allows recovery of these bottom line expenses, while eliminating the time-consuming process or manually calculating usage.

Tenant invoicing is automatically generated based on the data from the TimeWatch system, and provides detailed accurate information on all system overrides. Time, duration and access code are listed for tenants to review and use for their particular operation.

Dual hourly rates compensate for startup of central equipment based on mechanical design.

## TENANT INVOICING

- Automatic Generation
- Detailed, Accurate Information
- Dual Hourly Rates



Interface with the system is through a Windows based graphics interface program. Operators may connect from a laptop/desktop computer through a direct connect port or through the built-in modem. System data is downloaded to the local computer and tenant invoicing may be processed off-line.

## INTERFACE

- Graphical Interface Software
- Direct Connection
- Remote Modem Connection

The TimeWatch software is much like an accounting package, whereas each individual tenant is assigned an account code. Multiple access codes for personnel or departments may be applied for tracking override usage within the tenant operation. Physical points on the RBS boards are assigned to individual access codes, which allows sophisticated operation of mechanical or lighting loads.

## SOFTWARE & SETUP

- Multiple Accounts
- Multiple Access Codes for Tenants
- Custom Point Configuration

Call your local representative to find out more about the TimeWatch systems ...