



Tracer Summit[®] Building Automation System

The brain behind smarter buildings



What do building professionals need most today?

Energy efficiency. Cost containment.
Flexibility. Sustainability.

Tracer Summit® is a powerful building automation system that can help you meet all of these goals. It provides building control through a single, integrated system to program and manage climate, lighting, energy consumption,

scheduling and other controllable features, resulting in optimum indoor air quality, reduced energy costs and improved comfort.

Whether from the Building Control Unit (BCU), a dedicated PC workstation or over the Web, you can do it your way. The standard configuration of Tracer Summit gives you all the tools to manage daily operations. Optional 3D graphics provide real-time, lifelike views of the system. A web-enabled option provides greater access flexibility to meet your requirements.

The pre-engineered applications help improve productivity by allowing users to perform important daily operations from one place, just by pointing and clicking:

- Change system set points
- View system alarms and event logs
- Answer alarms and troubleshoot problems
- Perform timed overrides, simply and quickly
- Make changes to time-of-day scheduling
- Manage your chiller plant
- Control lighting and HVAC in specific areas and groups
- Coordinate your air system with VAV control (VAS)
- Control a water source heat pump system (WSHP)
- Customize control strategies using the custom programming language (CPL)

Tracer Summit software uses open standard protocols including BACnet™, LonTalk™ and Modbus. Regardless of what type of HVAC equipment exists in a facility, you can control it smarter, easier and more efficiently with Tracer Summit as the brains of the operation. This gives building professionals the freedom needed today to take greater control of building automation



Integrated comfort, your turnkey solution

Trane can deliver a comprehensive Integrated Comfort™ system (ICS) because we have all the key components that make up the entire solution. ICS is comprised of Trane HVAC equipment, integral unit controllers and building management—all designed and commissioned with Trane application expertise to provide comfort, efficiency and reliability, as well as single-source warranty coverage, parts and service.

The ICS approach offers lower installation costs, in many cases because the HVAC units have turnkey factory-installed controls, and every component of the system is designed to fit together. Plus, it's easier to own the system, because it's manufactured, installed, extensively tested at our plant and on site, warranted and serviced by a single source—Trane.

and the assurance that the investment will continue to yield a solid return for years to come.

Energy management strategies

To help optimize energy consumption, Tracer Summit employs some key energy management strategies.

- **Standard**
 - Time of day scheduling allows equipment and systems to be used only when needed
 - Optimal start/stop helps improve employee and customer comfort by ensuring heating/cooling is activated at appropriate time
 - Economizers helps reduce cooling needs by utilizing cool fresh air when available
 - Demand limiting to reduce peak energy consumption
 - Supply air reset conditions air to provide comfort or optimal performance of equipment

- Chilled/hot water reset conditions water to provide comfort or optimal performance of equipment

- **Advanced**
 - Chiller/tower optimization to help reduce total system energy use
 - VAV fan pressure optimization to help reduce fan energy consumed
 - Ventilation reset to only condition needed amount of outside air
 - Variable flow pump pressure optimization reduces chilled water plant energy

Typically a building's single largest expense is energy costs. With Tracer Summit on the job monitoring and managing your building's lighting, HVAC and other systems, you'll take control of those energy costs.



Tracer ES

Combine Tracer Summit and Tracer ES for a powerful Web-based solution.

Whether you simply want the ability to manage BCU's in a single building or manage multiple buildings throughout a campus, across town or around the world from one central location, Tracer ES™ is your solution for taking total control of building automation.

Tracer ES provides Web-enabled access that lets you control, monitor and manage a single building or multiple buildings from any Internet-enabled computer. As your requirements grow, Tracer ES is flexible and cost effective to meet your needs from small to complex.

Already operating with controls provided by other vendors? No problem. Tracer ES communicates with any qualified industry-standard BACnet™-compliant product, so you can leverage existing BACnet control systems and the investment you have in them.

- Manage all your buildings from a centralized location to increase operational efficiency
- Global control of setpoints, overrides and schedules
- Connect multi-vendor systems into a single user interface
- Long-term historical data storage
- Gain access to systems from remote locations via Web
- Troubleshoot problems remotely to reduce travel time/cost and improve tenant and employee comfort

Packages

Tracer Summit is a comprehensive building management solution in its standard configuration. However, to provide increased capabilities to meet specialized needs, Trane has developed value-added modules that enhance the communication and scope of the system for larger enterprises and specialty applications.

Tracer Summit Energy Services™—Manage and track energy use, operations and expenses more efficiently.

Building Management—Ideal for operators managing up to 15 building control units. Includes:

- Task Manager
 - Schedule workstation to perform tasks
 - Scans of sites to download changes and upload alarms
 - Regular backups of database
 - Archive workstation event log
- Advanced message forwarding
 - Builds on basic message forwarding
 - Schedule when alarms are sent from workstation
 - Schedule who the alarms go to
 - Options for receiving the alarms via email

Enterprise Management—Designed for owners of multiple facilities, such as school districts, college campuses and hospital campuses.

- Group sites logically for maintenance or system updates by:
 - Region
 - Site type
- Schedule groups of sites with Task Manager
- Apply global changes across sites
 - Save changes to schedules in different sites with single save action
- Optional multiple user, multiple site database

Critical Control System—Provides user security, audit trail and historical reporting to achieve FDA compliance with Federal code 21CFR, part 11.

Tracer 100/Tracker Communication Package—Communicate with legacy panels and new building control units through one PC workstation using Tracer 100 scheduling and Tracker alarm and reporting.

Smarter reporting

The graphical user interface gives you instantaneous data on virtually every aspect of the system and is constantly storing this data for future reporting. Tap this information at any time to create trends and data-rich reports. Use it to tailor cost, consumption and status information. This data is critical for diagnostics and troubleshooting, an integral part of any comprehensive, proactive maintenance program. You can actually identify potential problems before they turn into major breakdowns.

Tested. Proven. Trusted in more than 40,000 properties worldwide.

Only Trane has more than 30 years of experience designing, engineering and manufacturing both the equipment and the controls, resulting in a fully integrated system. Trane continues to lead the way with innovative solutions for building automation and control.

More than 40,000 buildings worldwide rely on Tracer Summit® Building Management system for comprehensive control that leads to dramatic energy savings, improved productivity, increased comfort and better indoor air quality.



Trane optimizes the performance of homes and buildings around the world. A business of Ingersoll Rand, the leader in creating and sustaining safe, comfortable and energy efficient environments, Trane offers a broad portfolio of advanced controls and HVAC systems, comprehensive building services, and parts. For more information, visit www.Trane.com.

