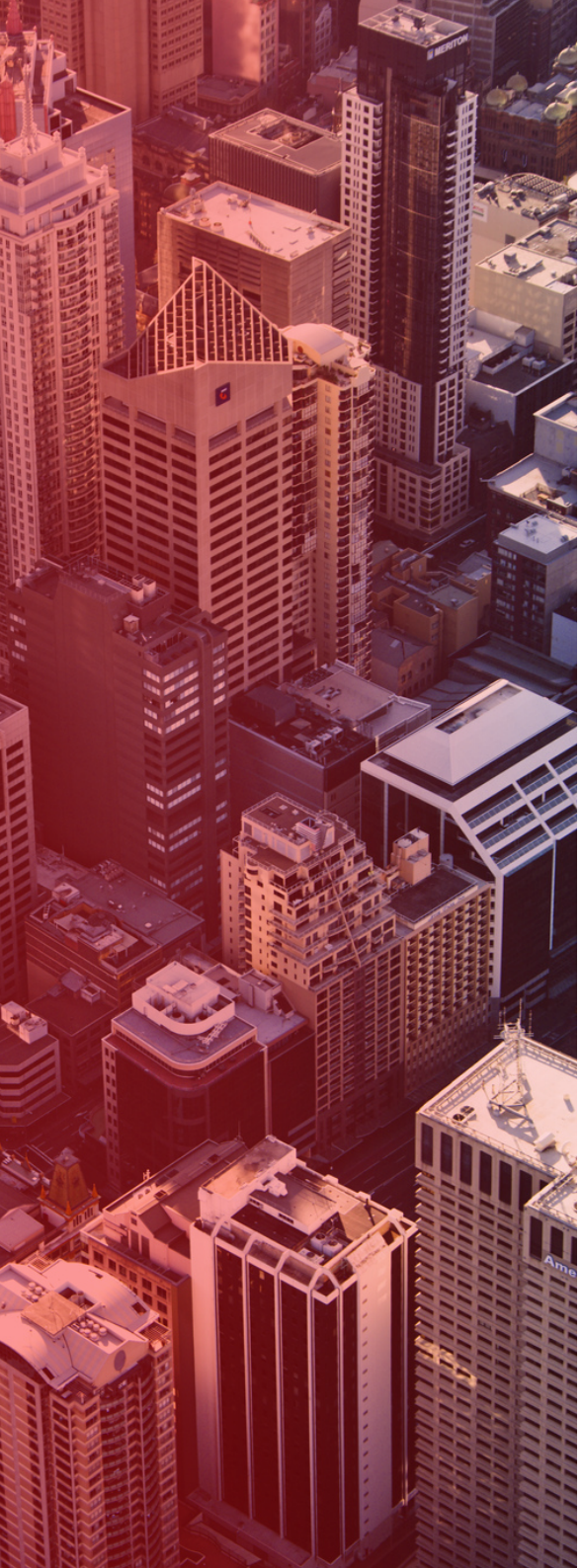
Capability
Statement

LOGICAL BUILDING AUTOMATION™

Smart building solutions
Seamlessly integrated

Contents

LOGICAL BUILDING AUTOMATION™



Introduction

Solving problems for Building Owners and Facilities Managers with smart building systems since 2002.

History

Since 2002, Logical Building Automation has been a trusted partner to Australian businesses, providing them with high-quality, intelligent building management and control systems, asset monitoring, high level system integration, BMCS maintenance services and more.

Logical has won BMS contracts for the first six-star Greenstar ‘As Built’ rating, as well as securing national contracts to retrofit data centres, and launched both the BuildingPulse Platform and AfterHours apps to provide even more ease of services to clients.

We are proud to have been delivering Smart Building Systems for over 20 years.

Our Mission

We stand for excellence in customer service, cost value and technology innovation. We deliver smart building solutions that improve occupancy comfort and reduce the environmental footprint across NSW, assisting Building Owners to ensure occupant comfort, enhance the Tenant experience and reduce their carbon footprint.

We know just how important it is to ‘track the pulse’ of both new and existing buildings through high-tech, innovative solutions to gain insights, save energy, promote sustainability, reduce the carbon footprint and save operational costs.

LOGICAL BUILDING AUTOMATION™

WHO WE ARE

Core Values

Our core values instil our company culture that we live and breathe which drives our everyday decisions.

Trust & Integrity

We value our clients' trust highly and operate our business with integrity.

Pride In Our Work

Our team are proud of the work they produce while being part of a bigger story to combat climate change.

Teamwork

We encourage collaboration and support each other, understanding that everyone has unique value to offer.

Service Excellence

We aim to provide service levels that exceed market expectations.

Ownership & Accountability

We take ownership of our work and are accountable for our actions.

Focus

To get things done, we focus on what things we do best.

OUR CAPABILITIES

IOT Devices and IOT Platforms

With the evolution of the internet of things, there are more devices and solutions than ever to achieve real-time monitoring, reporting and intelligence to achieve Building performance and occupant experience outcomes.

Whether that is for Indoor Air Quality, Net Zero Management or People Counting, this is just the beginning. We have also developed our own innovative and easy-to-use ‘AfterHours’ app which allows simple scheduling of air conditioning, lighting and other comfort controls from the palm of your hand.

Indoor Air Quality

We assist customers to comply with their IEQ reporting requirements and ensure indoor air quality sensors are calibrated and reading correctly.

Whether your IAQ goals are WELL Certification or getting a baseline started we can ensure you have the right sensors, in the right locations to suit your needs.

Data Driven & Preventative Maintenance

We trust in our systems and solutions, as well as the existing capabilities of the buildings we service, however,with a data-driven maintenance approach, we can get to the issues faster, as they happen or before they happen.

This methodology balanced with a tailored, preventative approach will help to avoid issues before they appear.

Big Data & Analytics

Access analytic data surrounding energy reporting, cost analysis, performance and historical statistics to gain insights, improve operational processes and predict maintenance issues.

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OUR CAPABILITIES

High Level System Integration

Includes mechanical plant, lighting controls, metering, energy data, fire, security, lifts, access control, sun shading systems and more. It doesn't matter if the integration is at the device level, building system level, enterprise level or cloud level.

We've used many interfaces and protocols whether it be MQTT, HTTPS, XML, SOAP, REST API, Modbus BACnet, N2, or LON to get the data where it needs to go for the various benefits of multiple stakeholders.

BMS Alarm Monitoring

Offers fault detection and diagnostic alarms through intrinsic FDD alarm capabilities to help improve asset reliability and functionality.

Remote Building Optimisation

Reduce energy consumption and increase building tech efficiency with ongoing seasonal tuning to ensure comfort remains uncompromised.

Automatic backups and server maintenance will ensure the vital information your intuitive BMS has been learning about your building from day one is not lost.

BMS System Staged Migration

Take advantage of cost-effective, strategic staged upgrades that work in conjunction with your plant or existing architecture.

OUR CAPABILITIES

Performance Maintenance

Proactively reviews the performance of your BMS by identifying server, software and IT equipment related issues and vulnerabilities, ensuring suitable backups are in place and more.

Automatic Data Backups & Server Management

Automatic backups and server maintenance will ensure the vital information your intuitive BMS has been learning about your building from day one is not lost.

First Level Support

We believe in getting it right the first time – our first level support identifies the correct trade to address any issue and dispatches them promptly.

Energy Alarms & Peak Demand Mangement

Continuously monitors energy consumption to detect signs of energy wastage and set custom load limits for each month, allowing you to reduce operating costs and negotiate with utility providers.

LOGICAL BUILDING AUTOMATION™

EXECUTIVE TEAM PROFILES

Jeremy Cooke

With an electrical background, Jeremy has over 20 years of experience in the building automation industry since his introduction to the field whilst working in the UK in the early 2000's.

Jeremy has been with Logical since 2004 and has worked in all areas of the building automation business - including commissioning, engineering, service and project management.

Between 2013 to 2015, Jeremy was appointed Project Director for the large-scale BMCS Upgrade project at Governor Phillip and Governor Macquarie Towers, which included 105 storeys and 7000 zones of air conditioning.

Since 2014, Jeremy has served as Managing Director and directs all operations of the Logical business. Jeremy holds a Masters of Business Administration from the Australian Institute of Business.

Gwen Henry

Gwen and James Henry purchased Automated Logic NSW in 2003 after emigrating to Sydney from Vancouver, Canada in 1998.

Automated Logic NSW has since evolved and rebranded to the current name, Logical Building Automation, 20 years later.

For the last 2 decades, Gwen assumed and continues the role of the Financial Controller and Chief Financial Officer.

She was involved in all aspects of finance and administration in the early years of Logical and continues to assist in the ever-evolving work processes today.

Gwen worked extensively in the finance industry for over 12 years in Vancouver, as a registered Stockbroker, and was a member of the management team delivering domestic and global security services at the Royal Bank of Canada.

EXECUTIVE TEAM PROFILES

Cameron Williams

Cameron Williams leads our construction department at Logical. Cameron is a licensed electrician who completed his trade qualification installing mechanical electrical and BMS across various commercial projects in Sydney.

After completing his trade, he made a move into the software side of BMS to advance his skillset in the industry, before moving into project management and now department management.

With over 16 years of experience and a passion to deliver high quality projects with optimum client service, you can ensure your project is in good hands with Cameron.

Robert Calo

Robert has over 30 years' experience in the electrical building automation industry, having been involved since its infancy. After completing Electronics & Communications at College, he started out as a technician back in 1991, he then went on to account management.

He progressed through to more managerial positions as Service Manager, and NSW Branch Manager. Recently he's moved to more senior roles as National Sales Manager and is currently the Logical Service Operations Manager reporting directly to the Managing Director.

Believing that ethics and integrity are vital attributes when dealing with people, he possesses the passion to advise key stakeholders on energy savings initiatives, sustainability and industry best practices.

Robert has actively participated in the development of new business opportunities; he has been integral to securing major BMS upgrades for numerous high-profile commercial buildings.

Jim Lee

Jim is our Sales and Business Development Manager and has been with Automated Logic NSW/Logical Building Automation since 2011.

He has held technical and management roles with a number of high-profile companies over a period of 30 plus years, both in Australia and the UK, such as Caradon/Honeywell TREND and TRANE/Dalkia. These roles have included Technician, Engineering, Project Management, Account Management, Controls Branch Manager and Sales/Business Development.

Jim is passionate about providing the best sales - client relationship and solutions, focusing on the latest technology and innovations. He has been instrumental in securing a number of large projects, with customers ranging from Dexus to a major national telco, in NSW and Australia.

Starting his career in Sydney, he is Australian trade qualified and licensed in both the Electrical and Air Conditioning & Refrigeration industries.

PROJECTS

PREMIUM OFFICES

1 Farrer Place

The 1-Farrer Place project was for the upgrade of the entire BMCS system for Governor Phillip and Governor Macquarie Towers.

Logical focussed a consistent emphasis on project management and technical solutions by having a project and design team in place early in the bid process.

The project consisted of some 20,000 physical points made up of 105 floors, 860,000 sq ft. floor area, 8 Chillers – 3,320 RT (11,670 kW) refrigeration, 36 Main Plant AHU's, 2,000 VAVs, 7000 zones and various HLI building system integrations.

With the State Government as the major Tenant in Governor Macquarie Tower moving out during the project Logical also completed a series of Tenancy Fitouts.

Logical implemented its own developed solutions BuildingPulse® and AfterHours which allows the Occupants to book their after-hours air conditioning requirements via a Smartphone App. The system then generates monthly reports for the Building Management team saving them significant time in reconciliation of after-hours data.

1 Darling Island, Sydney

This exciting project was part of Global Tech Giant's Digital Buildings initiative, which set out to represent data about building equipment in a uniform structure. This will provide the client with a better way to manage the data across a growing portfolio of Building Assets.

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PROJECTS

MISSION CRITICAL

Critical Data Centre

A prominent client in the financial sector originally retrofitted their existing BMCS system with the help of Logical's expertise.

The upgrade contributed greatly to the achievement of the desired goals of reducing risk, and improving the reliability and operational efficiency of the building. Logical successfully completed the project ensuring a smooth transition with a clear migration path which kept the facility live, at minimal risk, while the system was being installed.

The Customer has benefited from long standing support and backward compatibility which has provided certainty for their original investment. This resulted in another significant expansion project of the BMCS system to take over some 20,000 points of the Electrical Monitoring system. This consisted of Power Meters, Branch Current Monitors, Take Off Branches, PDU's and NSX Breakers.

The power of the BMCS system such as robust hardware, secure-access, ease of use and reporting functionality will underpin further expansion to other systems.

National Telco

Logical provided a BMCS system to provide operational resilience which included integration to multiple systems consisting of Generators, DC Power Plants, CRAC Units, Fire Systems, Electrical Systems and Power Rail Monitoring Systems.
This all linked back to a bespoke Alarm Management system which integrated with the existing NETCOOL systems and provided specific drill down descriptions, allowing for alarms to be pinpointed down to the exact facility and location in the entire country.

The client has piece of mind that all their critical infrastructure is being properly monitored and precise information is getting to the right vendors when any high priority alarms occur. This gives the client the toolset to better manage their critical environment and their respective contractors and savings on call-out costs.

Western Sydney Airport

Western Sydney International (Nancy-Bird Walton) Airport and its infrastructure will support up to 10 million travellers per year. The airport will deliver domestic, international and freight services and operations are expected to start in late 2026.

This new build airport will leverage the latest digital technologies with a central focus around the customer journey. Logical has been engaged to deploy an Automated Logic central energy plant control system that will form part of an overall smart building services solution.

PROJECTS

HEALTH

St Vincents Private Hospital

This healthcare initiative included the provision of a brand new BMCS system amongst a major redevelopment project that included two major components;

A new 13-storey East Wing, which included a redeveloped staff cafeteria, new ambulatory care service, two new operating theatres, expanded medical/surgical inpatient units, a new rehabilitation service and additional doctors' suites.

The refurbishment of the existing medical/surgical inpatient units on levels 6 to 10, the refurbishment of the main entrance on level 4, and associated building infrastructure upgrades within the original building.

Montifiore Seniors Living

This project was a retirement village with high quality finishes and luxury design for independent living units adjoining the existing aged care facility in Randwick.

A high-end BMCS was installed by Logical to control and monitor the various HVAC components including a Room Controller for 270 chilled water / hot water fan coil units which included Thermal Energy Meters in every apartment.

The HLI integration included integrations to Lighting, Irrigation, Nurse Call and Sewerage systems.

PROJECTS

UNIVERSITIES

Western Sydney University Bankstown City Campus

The project is an 18-storey mixed use tertiary education facility and a key component of the University's 'Western Growth Program' which presents an opportunity to contribute to the regeneration and activation of the Bankstown Central Business District, creating an iconic landmark for Bankstown.

The 5 Star Design and As-Built Green Star Version 1.3 Bankstown City Campus is providing leading edge learning environments whilst adopting a new approach towards university practices including industry and business co-operation.

Logical provided an Automated Logic Integrated Building Management System connected to an ICN, providing control and monitoring for HVAC, Lifts, Fire, Hydraulics, Electrical, Generators, Solar, Lighting, Power, Water & Gas Metering.

University of Sydney

The Abercrombie Building encompasses more than 9,100 square meters of teaching and learning space, and needed an automated system that was up to the task.

Logical delivered a leading-edge Automated Logic WebCTRL® Building Automation system, and the building is Greenstar accredited by the Green Building Council of Australia.

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