



**Company:** Westco Systems, Inc.

**Profile:** Mechanical Contractor with BAS Division

Parker Station, a 74,000 sq. ft. professional office building in Old Town Parker, was operating with a 30-year-old DDC system that was inefficient, inconsistent, and increasingly difficult to service. Property management needed to:

- Modernize outdated HVAC controls with **intelligent BACnet technology**
- Begin replacing equipment and controls with **minimal disruption** to operations
- Enable **remote monitoring** and reduce technician callouts
- Establish a scalable path for upgrading **110 aging fan-powered VAV boxes**, planned as Phase 2

#### Key Numbers

- **Square footage:**
  - 74,000 sq. ft.
- **Devices:**
  - 2 BP848s,
  - 6 BZ122,
  - 6 TZ200

## The Solution - Phase 1

Westco Systems initiated the modernization by deploying Strato Automation controls specifically where the building needed them most: the VVT system and its connected VVT boxes. This first phase included:

- Retrofitting the existing VVT unit using Strato's open BACnet controllers
- Integrating upgraded rooftop units
- Establishing remote visibility and improved analytics through modern BAS integration

## Results & Benefits

**Energy savings** through more efficient zone control

**Improved tenant comfort**

**Reduced technician callouts** thanks to remote monitoring and faster troubleshooting

**Greater system reliability** even with aging equipment.

**Future-ready foundation** for retrofitting the remaining 110 VAV boxes with minimal disruption

## Why Strato?

**Westco Systems** chose Strato Automation because its open, flexible platform made retrofitting legacy Trane systems simple, cost-effective, and minimally disruptive. Westco Systems chose Strato for:

- **Open BACnet architecture** that seamlessly integrates with third party systems
- **Purpose-built retrofit controls** ideal for VVT/VAV modernization
- **Scalable deployment** allowing gradual conversion of 110+ zones
- **Smart zone sensors and thermostats** that enhance comfort and local control
- **Flexible G-36 ready** control strategies supporting both old and new equipment

Strato's open BACnet platform made modernizing Parker Station simple – seamless integration, modern controls, and minimal disruption to tenants and building operations.

**Todd Lee**, Automation Engineer

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