

Case Study | Class A Office

Saving \$20K annually, leveraging fault detection and diagnostics



The Customer

Portfolio Overview

A global real estate owner, investor, developer and manager

Size: 200 buildings

Type: Office, retail, industrial, multi-residential and hotel assets

Asset Value: \$40 Billion USD

Geography: North America, Europe

Employees: 2,000+

Site Overview

930,000 sq ft high-rise featuring Retail and Class A Office space-

LEED Platinum Certified

30+ floors / 2 levels of Retail

400+ underground parking stalls

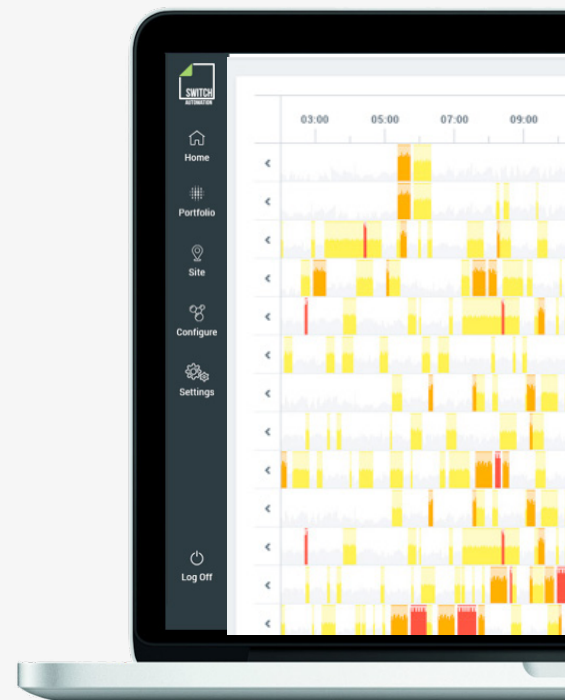
The Opportunity

Aggregating boiler data to identify poor performance

Eight boilers operate to heat the building during winter months. Our customer used Switch fault detection to continuously monitor boiler plant operation and identify when the boilers performed outside of defined parameters.

Examining the water temperature of each individual boiler's outflow in relation to the common hot water supply temperature revealed that the common supply temperature was 5 degrees lower than the individual temperatures.

- Return water was being bypassed and mixed with supply water due to open isolation valves on the boilers.
- A temporary control sequence programmed during building testing and balancing (TAB) was inadvertently left in place to cause the control failure.



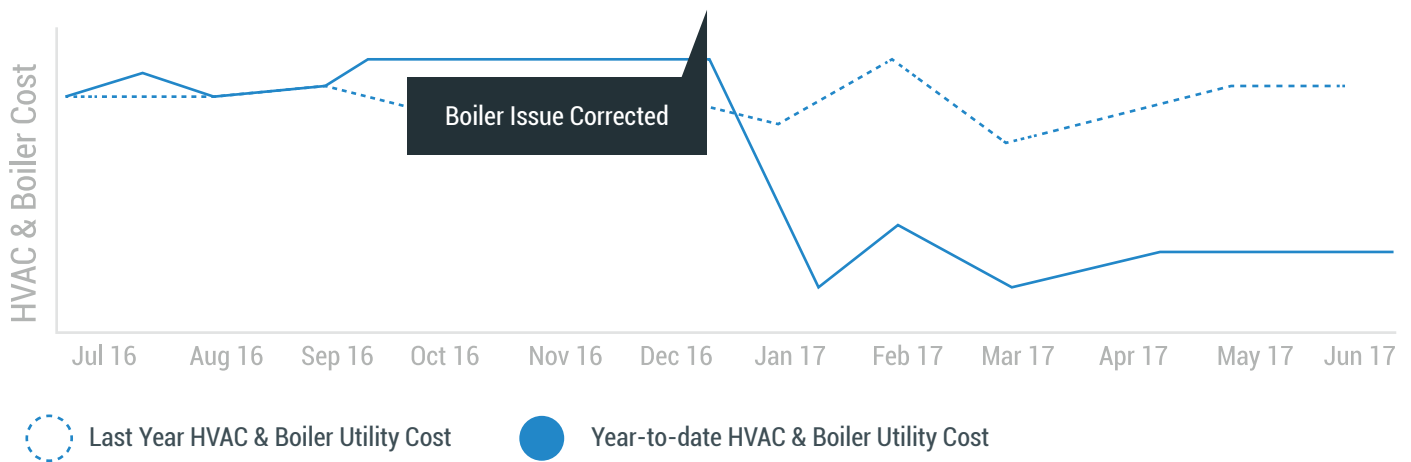


The Results

\$20,000 annual savings in HVAC and boiler operation

Once aware of the BMS control failure, the organization was able to:

- ▲ Engage the onsite facilities experts to confirm the findings.
- ▲ Work with the original building design engineers to trace the cause of the malfunction.
- ▲ Adjust the control sequences to immediately correct the issue.
- ▲ Validate that the repairs were effective and verify the boilers were operating properly.
- ▲ Prove ROI within days of implementing the Switch Platform.



“If this issue had occurred 10 or 20 years ago, we could never have identified the problem because the tenants weren't reporting any temperature discomfort. The Switch Platform revealed it to us and we addressed it immediately.”

Senior Facilities Director,
International Property Management Firm

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