



Time Equities avoids \$1 million in unnecessary costs through accurate system diagnosis

"Ecorithm's technology provides unparalleled insight into the operation of our facilities that was not possible before. It's helping us solve HVAC balancing issues and drive decision making as we implement new control strategies."

Matthew Wallerstein
Construction and Asset Manager, Time Equities

Challenge

Time Equities, a full service real estate firm, acquired more than 800,000 square feet of commercial office space in Southfield, Michigan called the Travelers Towers. The buildings featured complex systems including a central BAS system and HVAC systems with individual components for each tower.

- Consulting engineers previously asserted the existence of critical system flaws leading to unacceptable building performance
- Consultants recommended \$1 million in retro-commissioning fixes to improve building operations and reduce future maintenance
- Time Equities needed more information to complete recommendations

Solution

- Ecorithm's True Analytics™ platform deployed during office renovations and commission of new building automation system (BAS)
- Delivers daily reporting of faults via web interface
- Monthly reports generated and reviewed with facility team
- Building engineers used Ecorithm's platform to communicate with controls and mechanical vendors

Results

- Ecorithm's data-driven root cause analysis of major heating problems revealed cascading BAS control issues, and not the critical design flaws as previously asserted
- Time Equities avoided \$1 million in unnecessary CAPEX costs, and instead resolved the issue by correcting subtle high-frequency boiler oscillations via BAS set-point tuning - all as a result of the accurate diagnosis provided by True Analytics
- Additional annual energy savings of more than \$40,000 identified through low-cost control strategy changes

True Analytics from Ecorithm provides a simple solution to a complex problem: directly actionable insights for building systems. True Analytics integrates advanced data science techniques with mechanical engineering expertise to rapidly deliver highly accurate analytics. Ecorithm's customers receive unprecedented visibility into the complex, dynamic systems in their buildings, empowering them to run their buildings at peak efficiency.