



A Building Clouds Solution

BMS Assurance Program Enhances Tenant Experience, Improves NOI

Building Clouds BMS Assurance Program Ends 7 Years of Tenant Discomfort and Financial Drain

Seven expensive and uncomfortable years of having the incumbent BMS vendor attempt various fixes and enhancements to get their office VVT systems to work has finally ended. The **Director of Corporate Facilities** shared *“I can’t believe it has taken seven years to get our offices comfortable! We’ve spent tens of thousands of dollars on fixes with no results **until now**”.*

Energy ETC, a Building Clouds Master Partner, was referred to the tenant, a major pet store corporation, by an existing customer (Prologis). After a productive meeting where the tenant shared their history of using the existing BMS. Energy ETC offered to perform a survey of the system and HVAC equipment to assess the problems and **provide solutions**.



From the survey Energy ETC was able to determine that many of the implemented software **strategies were fighting each other**, the HVAC units were not producing the rated heating outputs and the VVT zone controllers were not intelligent enough to properly control the zones.

The proposed solution was to replace the ineffective VVT zone controllers with Building Clouds’ **Wi-Fi enabled BC-iSTAT** controllers, add CFM monitoring to the inlet of the VVT boxes and integrate the control of the roof top A/C units into a Building Clouds SAAS BMS cloud account. **New optimized control sequences** were implemented to optimize the zone control and A/C unit operation.

To assure employee comfort and optimized system operations Energy ETC was contracted to provide **BMS Assurance** to remotely monitor the building operation and provide direct support to the owner and tenants for comfort adjustments. Once the BMS Assurance program was online all **nuisance service calls were eliminated**.

Solution Components

- Opendiem SAAS by Building Clouds
- Building Clouds Wireless strati-fi Wireless Nodes
- Building Clouds OPEN BC-iSTAT Controllers
- BMS Assurance with Help Desk by Energy ETC

Solution Benefits

- Tenant Satisfaction, Tenant Retention
- Eliminated Excessive Service Costs
- HVAC Energy Use Management
- Increased Net Operating Income - NOI

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