



CASE STUDY Office Building

Facility at a Glance

Name	Burton Hills IV
Location	Nashville, TN
Facility Size	5 Floors, 140,000 sf

- Commercial Self-Contained Units
- VAV Terminal Units with Electric Reheat
- Dedicated Outside Air Unit
- Floor by Floor CO₂ Monitoring

Alex S. Palmer chooses BuildingLogiX enterprise systems to increase HVAC equipment operating efficiency, extend equipment life, and reduce energy costs.

Challenge

Alex S. Palmer owns and manages premier Class A office space in Nashville. As a leader in providing quality commercial space, Alex S. Palmer sought a service provider that could increase operation and energy efficiency of their facility by leveraging the installed Building Management System (BMS). After considering several options, Alex S. Palmer chose the BuildingLogiX enterprise suite of ReportCards, TrendView, and EnergyLogix.

Solution

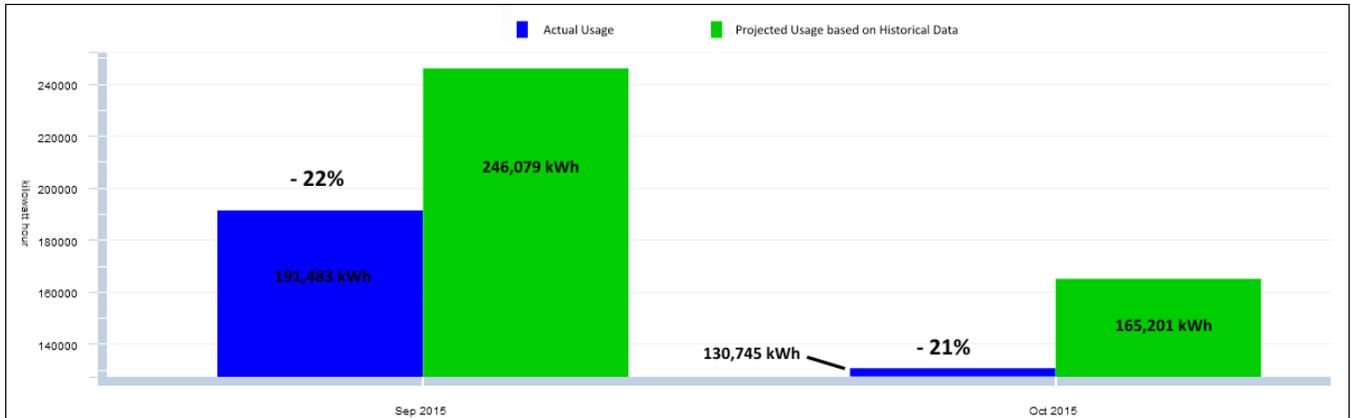
The BuildingLogiX system seamlessly overlaid the existing BMS and began collecting equipment and energy data. Within two weeks of installation, ReportCards and TrendView analysis identified multiple equipment and control sequencing issues which were dramatically affecting equipment operational efficiency, performance, and energy consumption. By pairing software with service, several no cost and low cost solutions were identified:

- The building was found to be significantly over ventilated. Outside air flow was adjusted to meet ASHRAE guidelines.
- Occupancy schedules were adjusted to meet tenant agreements; eliminating many hours of runtime on the weekends.
- Temperature setpoints were normalized across all equipment to 73F / 69F in the Occupied times and 85F / 60F in the Unoccupied times.
- Two zone temperature sensors were found to still be in the ceiling and were properly installed. One zone temperature sensor was moved to a better location for tenant comfort and efficient control.

Benefits

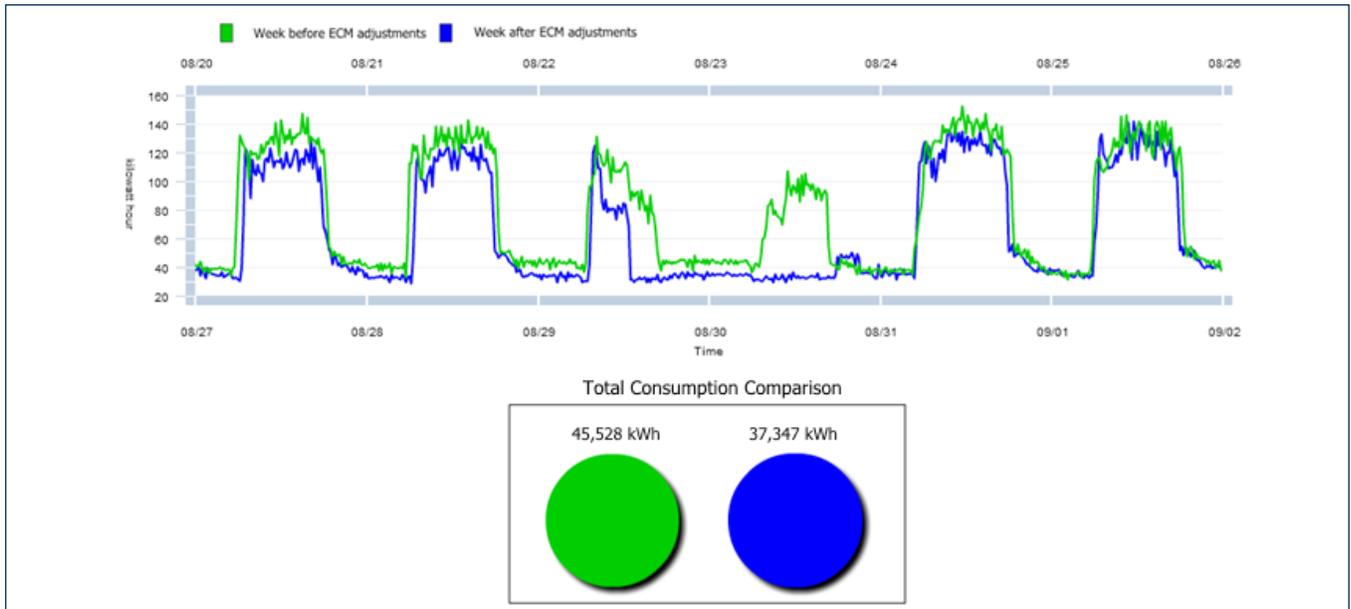
Quickly implementing a series of “no cost” control sequence and scheduling changes via the existing BMS, Alex S. Palmer was able to improve equipment performance, significantly reduce equipment run time, and drastically reduce the amount of outside air intake.

Energy Savings



EnergyLogiX allows Alex S. Palmer to view the building electrical consumption in real time and measure the direct effect of system changes.

Electrical Usage Profile



By combining maintenance with technology, changes were identified that have directly resulted in a reduction of 20+% in electrical consumption and an increase in the buildings EnergyStar Score from 61 to 70.