

Active Management of Perimeter WSHPs



Industry

Office

Region

Northeast

Portfolio

120K sq ft commercial office

Challenges

- ▶ +2000 individually controlled 1-10 ton capacity R-22 water-source heat pumps
- ▶ ~40 tenant comfort complaints per month due to poor temperature control
- ▶ +20 equipment failures or replacements per month
- ▶ No building management system, rising energy costs and budget pressure

HVAC Copilot Initial Findings

- ▶ 100% of monitored equipment ran incompatible operating modes (i.e. cooling on cold day, heating on hot days, simultaneously heating and cooling in the same room)
- ▶ 65% of equipment had a refrigerant leak
- ▶ 30% of equipment was short-cycling
- ▶ Preventative maintenance alert prevented +\$1K in failures and replacement parts



Building-Wide Savings

As Thalo works with the onsite team to roll out building-wide, significant operational and energy savings are projected:

\$145,000 Energy Savings

\$169,380 Parts + Materials Savings

\$119,200 Eqv. Labor Savings

