

Helping **Laurel Park Place** Maintain Peak Performance Through Monitoring Based Commissioning

CHALLENGE

All office buildings that lease space encounter the same challenge: maintaining peak performance in an ever-changing structural environment, as the addition of new tenants and required space renovations often lead to significant changes to the HVAC system and floor layouts. Such changes typically cause deviations from original HVAC designs, decreasing system efficiency and effectiveness. As one of the leading office buildings in the region, Laurel Park Place continually faced this challenge with no quantitative means to measure the impact of operational changes on system performance or the ability to rapidly discover and rectify change-related performance issues.

SOLUTION

Use the Resolute solution to monitor the impact of structural changes on system performance, to quickly identify performance issues, and to identify building areas appropriate for evaluation and retro-commissioning. To these ends:

- The Resolute analytics engine continually evaluates Building Automation System (BAS) data, searching for anomalies in equipment, system, and building operation. When found, these instances are captured in the Resolute software and alerts are automatically issued to the appropriate team members.
- Analytics-based rules identify sensor and controller failures and discrepancies in real-time and alerts are immediately sent.
- Real-time and stored historical data accurately pinpoints high-demand zones for evaluation and potential retro-commissioning.

RESULTS

Through Resolute analytics and real-time data and alerts, the team:

- Cloud solution that provides valuable insights into the performance, efficiency, and improvement of building equipment and operations.
- \$47,000 in initial annual utility cost savings while maintaining tenant comfort.
- Electric savings: 6% overall (or 14% of HVAC and Common Areas).
- Natural Gas savings: 24% overall.
- Identification of failed programming sequences, controllers, and sensors, serving as an indefinite retro-commissioning tool.

LAUREL PARK PLACE OFFICE CENTER



Laurel Park Place

Located in Livonia, Michigan, Laurel Park Place Office Center comprises three Class "A" office buildings connected by a glass atrium. Each building contains four floors totaling approximately 100,000 sf. of office space each with total combined square footage equaling approximately 350,000. Originally built in 1989, the Center was renovated in 2008 with new HVAC equipment and controls. Laurel Park is a BOMA and Energy Star awards winner.

The Resolute solution is critical in helping us understand the impact changes have on our systems and equipment and the ability to quickly find and fix issues.

ART FIELDS

Director of Operations
Schostak Brothers & Company, Inc.

OBJECTIVES

- Real-time data and analytics for fault detection and resolution.
- Simple dashboard displaying important equipment and building information for immediate building status.
- BAS data cloud storage for informed decision making and operational verification.
- Data-driven strategies to drive operational efficiencies and measure and verify energy reductions and savings.