



**SkySpark**

*Find What Matters™*

Case Study

**High-End Office Building:  
Advanced Analytics to Identify  
Operational Issues**

September 2012

**SkyFoundry**

[www.skyfoundry.com](http://www.skyfoundry.com)



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# High-End Office Building: Analyze Setpoints and Temperatures in New Controllers Project

## Overview

We are always excited to get letters from customers showing the results they have achieved using SkySpark® Analytics, demonstrating just how hard-to-find and unexpected issues often are. Would anyone expect to have this problem in a high-end office building with new controllers?

## Customer Description

*“We have a couple of buildings in the mid-atlantic area that were having some major problems during the hot summer. These buildings were recently retrofitted with new controllers. The local team suspected it had something to do with setpoints and asked if I could use SkySpark to analyze setpoints and temperatures. Surprise! Surprise! Look what we found.*

*Over 50 of the 372 terminal units had one or more of these problems. There is no way busy operators would have been able to spend the time to find all these issues with manual analysis.*

*Thanks again for the powerful platform!”*

With the help of SkySpark® there were several issues that were identified and for some of the problems SkySpark® was able to report the costs of the excess energy being used that went unnoticed.

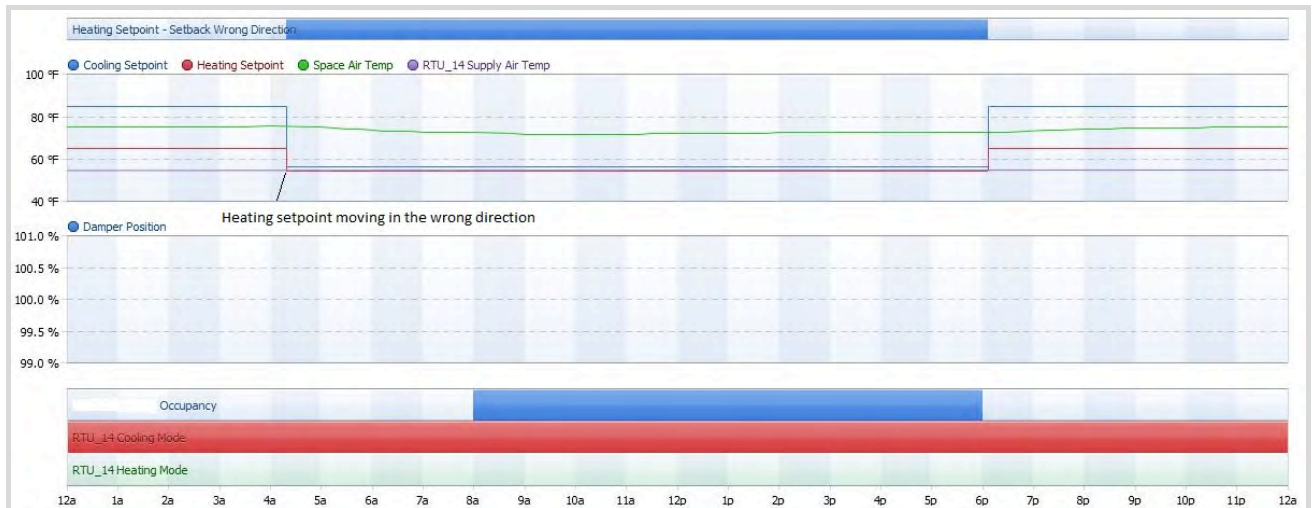
## Case Study: High-End Office Building

### The Results

#### Issue 1: Cooling setpoint working in wrong direction



#### Issue 2: Heating setpoint working in wrong direction

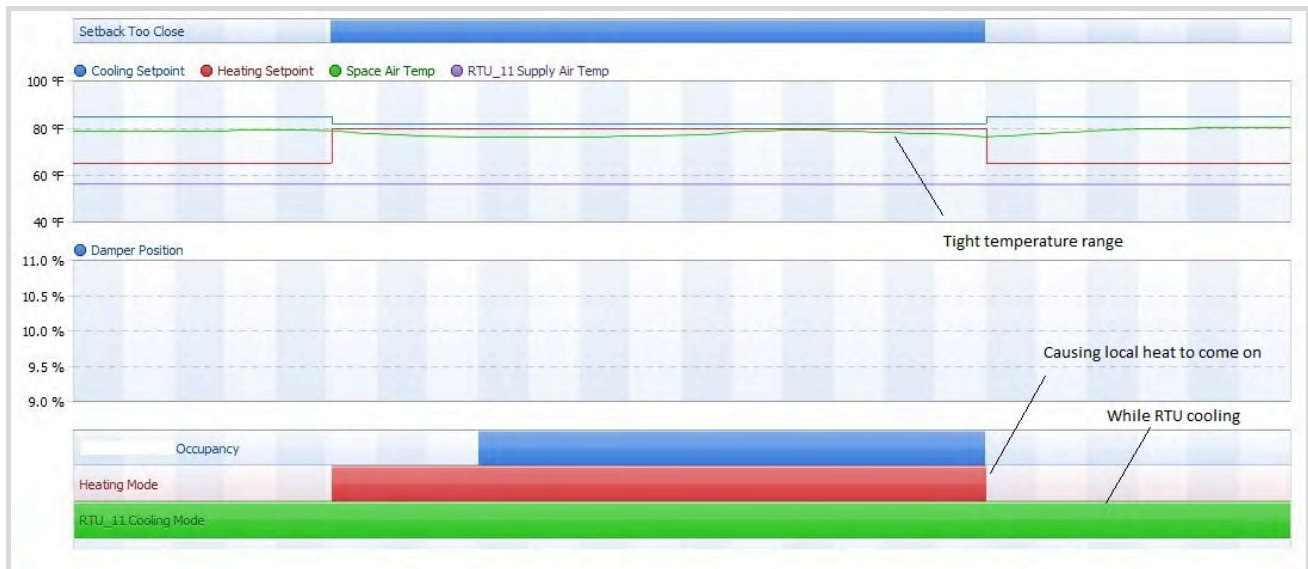


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### Issue 3: Night setback too small causing the RTU to run all night



### Issue 4: Temperature range too tight causing heating to come on during cooling mode



## Summary

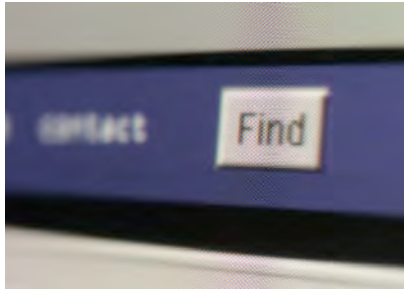
These examples are fascinating, but not unique. Virtually all buildings, old and new, have operational issues. The challenge is to find them in order to eliminate the waste, cost and comfort impacts they cause. *SkySpark® is unequalled in its ability to do this with systems and data of all types.*



## Case Study: High-End Office Building

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### SkySpark® Analytics Software - For the World of Smart Devices



The past decade has seen dramatic advances in automation systems and smart devices. From IP connected systems using a variety of standard protocols, to support for web services, it is now possible to get the data produced by the wide range of devices found in today's smart devices and equipment systems.

Access to this data opens up new opportunities for the creation of value-added services to help businesses reduce energy consumption and operational costs and to identify opportunities to enhance operations through improved control, and replacement or repair of capital equipment.

Access to the data is just the first step in that journey, however. The new challenge is how to manage and derive value from the exploding amount of data available from these smart and connected devices. SkyFoundry's SkySpark® Analytics Software directly addresses this challenge.

**The new frontier is to efficiently manage and analyze data to *Find What Matters™*.**



### About SkyFoundry

SkyFoundry's mission is to provide software solutions for the age of the "Internet of Things".

Areas of focus include:

- Building automation and facility management
- Energy management, utility data analytics
- Remote device and equipment monitoring
- Asset management

SkyFoundry products help customers derive value from their investments in smart systems.

Learn more at: [www.skyfoundry.com](http://www.skyfoundry.com)

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