



A Building Clouds Solution

Wireless IoT Upgrade – Fast Install – New Voice for an Obsolete BMS

Unseen Equipment Failures Finally Get Noticed

When a Property Manager's first indication of an HVAC failure is a tenant calling to complain about their environment, that's a problem. This was the case at a two-story office building in Vallejo, CA.

Without a facilities staff at the building, equipment failures often went unnoticed until the indoor temperatures became excessive. At this point occupants are forced to place calls to Property Management, then wait for a service provider to arrive and fix the problem. Not a good situation for all involved.

Energy ETC, a Building Clouds Master Partner, was asked if the obsolete BMS would need to be replaced in order to solve this problem. The answer was "absolutely not".



A Building Clouds rooftop Wi-Fi IoT monitoring system was suggested. No expensive, labor-intensive wire pulls or tenant disruptions. Just a simple and easy installation which was completed in a just a few hours for a boiler skid, and four boxcar air conditioners.

Now, Property Management can see that all the HVAC systems are operating properly from anywhere, anytime, on any device. Should an equipment failure occur, alarms are immediately sent to the team (the equipment's "voice"). No more waiting for a tenant to complain. Problems can be detected and corrected, often before the tenants are impacted at all.

Happier tenants, happier facilities team, happy ownership, and no budget hit for having to buy a new BMS.

An aging and obsolete building management system gets a new voice with IoT

Solution Components

- Opendiem SAAS by Building Clouds
- Building Clouds Wireless [strati-fi IoT Nodes](#)

Solution Benefits

- Tenant Satisfaction and Tenant Retention
- Eliminated Excessive Nuisance Service Costs

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