

WaterSignal detects cooling tower malfunction for Atlanta office

1. BACKGROUND

On September 26th, 2016, WaterSignal installed devices to monitor the domestic, irrigation, make up and blowdown water meters on 1800 Century Blvd. in Atlanta, GA.

Managed by Highwoods Properties, 1800 Century Blvd. offers 280,000 square feet of premier office space at the entrance of the 1.5 million square foot Century Center Office Park.

2. ANALYSIS

On February 28th and March 1st, WaterSignal detected that water usage had exceeded the daily alert level on the cooling tower blowdown.

Over a period of eight hours, the cooling tower blowdown wasted over 1,200 gallons; roughly 12% of the building's daily usage.

3. SOLUTION

When the WaterSignal device detected consumption exceeding the hourly/daily preset limit, the Senior Property Manager and Operations Manager were instantly notified via SMS text and email.

By drilling down to hourly graphs, managers were able to see excessive usage on the cooling tower blowdown after system shutdown. Upon inspection, the operations team discovered a blowdown malfunction that was allowing water to drain out.

4. BENEFITS & RESULTS

Prior to the installation of WaterSignal, 1800 Century Blvd. lacked the ability to monitor water usage in real time. Without actionable water data, building managers were unable to see the complete picture of gallons used and cooling tower performance.

Had the issue remained undetected, the property would have wasted an additional \$485/month (Based on local water/sewer rate of \$14.42/1000 gallons).

After the installation of WaterSignal's real time water monitoring, the following findings were evident:

- » Real time water monitoring provided instant access to hourly data trends
- » WaterSignal's 24/7 leak alerts quickly discovered the leak and alerted property management via SMS and email
- » A blowdown malfunction was discovered and repaired
- » Savings of \$485/month

