

Columbia Property Trust uses WaterSignal to detect leaks and conserve water

1. BACKGROUND

On June 3rd, 2011, WaterSignal installed a device to monitor the main domestic water meter on One Glenlake Parkway in Atlanta, GA.

Managed by Columbia Property Trust, One Glenlake offers 353,000 square feet of premier office space in Atlanta's Central Perimeter district.

2. ANALYSIS

At 1:47pm on June 7th, WaterSignal detected that water usage had exceeded the alert level by 40,000 gallons.

Over a period of nine hours, the stuck valve discreetly wasted over 45,000 gallons of water.

3. SOLUTION

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

Building engineers were able to track the excessive usage to a valve controlling make-up water on the cooling tower. The valve had malfunctioned, allowing water to continuously overflow.

4. BENEFITS & RESULTS

Prior to the installation of WaterSignal, One Glenlake lacked the ability to monitor water usage in real time. Without comparable water data, building engineers were unable to see the complete picture of gallons used and cooling tower performance.

Had the leak remained undetected, the property would have paid an additional \$24,500/week (Based on local water/sewer rate of \$29.20/1000 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 cooling tower leak was discovered and repaired
- » Savings of \$24,500 per week

