eSight energy

Liberty Property Trust choose to Implement eSight® for vast portfolio of buildings throughout the US

LIBERTY PROPERTY TRUST

Liberty Property Trust is a $6.5billion real estate investment trust (as of Dec 31 2009) which owns 78 million square feet of office and industrial space in over 20 markets throughout the US and the UK. Founded in 1972 and headquartered in Philadelphia, Liberty develops, acquires, leases and manages properties with the mission to enhance people's lives through extraordinary work environments.

The Requirement

With such a vast portfolio of buildings Liberty required a solution to enable them to bring together all of their energy data. They required both a solution for collection and measurement of the energy related data across site, but also a way to bring this data together into a central database. Finally, they needed the ability to measure and monitor that data with a view to identifying areas of potential saving, reducing overall energy usage across their buildings, and driving down cost. This would only be possible through transparency of the data.

Liberty also required integration of the solution with their SharePoint portal already in place throughout the organization. This would enable data to be accessed and displayed through a common interface.

In addition, there were a number of peripheral data streams that were required for integration to the solution. These included degree days, occupancy, cost data and multiple utility types including electricity and natural gas data.

Liberty required all of this information to be seamlessly collected and accessible through a single centralized solution that could be accessed and used from any of their property locations.

The Solution

Liberty selected eSight for their EMS (Energy Management Suite) and TENG & Associates for their hardware and data collection partner. eSight Energy and TENG are business partners which ensured that Liberty was able to select a complete, end-to-end solution that integrated seamlessly. eSight was installed onto a server at Liberty's HQ in Philadelphia.

"eSight is by far, the best product on the market. It has a user-friendly interface with in-depth graphic charting tools to uncover obscure energy use trends."

Fred Dougherty

Vice President, Portfolio Technology

Data is collected using Tridium Jaces across individual property locations, and transferred to a Niagara AX Supervisor on a scheduled basis. This data is then automatically imported to eSight for M&V and targeting for savings.

eSight provides Liberty with the ability to analyze data across all buildings as they are rolled onto the project at a top level, but also provides them with quick and easy granular drill-down capability at the click of a button. Using the eSight Alarms facility, Liberty is able to receive energy alarms in a user-friendly format and distribute associated reports regarding alarms out across site automatically. eSight provides the ability to normalize data and report on energy usage in conjunction with other factors such as occupancy and degree days.

Due to eSight's ease of use, the data is also accessible throughout the organization by users at building level. The fact that eSight provides both energy dashboards, but also an extensive array of data to enable accurate targeting of savings 'behind' dashboards, made selection of eSight an easy decision for Liberty.

TENG & Associates

Teng is a specialized, value-added integrated services organization providing design, construction and development for all major business markets. The firm offers a full range of services including architectural design, urban design, planning, civil, structural, mechanical, electrical and technology engineering. Teng selected eSight Energy to be their business partner and provide energy management solutions in conjunction with their building projects.

"Teng spent a considerable amount of time researching various Enterprise Energy Management application programs for Liberty Property Trust. eSight was able to address the demanding energy requirements, plus included many standard features that none of the competitive solutions offered. Using eSight, we have been able to connect to local meters and data logging devices in a matter of minutes and upload the meter data to the main eSight Server for analysis, base lining, notification and reporting."

Tom Lohner - Vice President, Teng & Associates

After detailed evaluation of available partners, Teng chose eSight as the most sophisticated, yet still extremely user friendly solution available. There were also significant benefits in the pre-engineered integration of eSight with Tridium hardware which meant that Teng could integrate eSight seamlessly with any of their projects.

"In selecting an energy system, it was important for us to find something that would integrate with our existing portal solution. eSight was able to seamlessly integrate and report directly to the Liberty portal."

Steve Messaros
Chief Information Officer

About eSight Energy Inc.

Brought to you by eSight Energy Inc., eSight is the most sophisticated and comprehensive energy suite available. Built upon the very latest Microsoft technology, the eSight suite provides an extensive range of techniques for analyzing energy usage and targeting sites for savings.

eSight may be used to monitor data from virtually any energy related system, including meters and loggers, building management and control systems, production data, spreadsheets, supplier data, oBIX and OPC data.

Please contact us for further information on how eSight can help your organization save money.

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