



US010289107B2

(12) **United States Patent**
Warner et al.(10) **Patent No.:** US 10,289,107 B2
(45) **Date of Patent:** May 14, 2019(54) **SYSTEM AND METHOD FOR FAULT ANALYSIS AND PRIORITIZATION**(71) Applicant: **Siemens Schweiz AG**, Zurich (CH)(72) Inventors: **Gregory C. Warner**, Indianapolis, IN (US); **Henrik Cohen**, Copenhagen (DK); **Robert Gartner**, Oberageri (CH)(73) Assignee: **Siemens Schweiz AG**, Zurich (CH)

(*) Notice: Subject to any disclaimer, the term of this patent is extended or adjusted under 35 U.S.C. 154(b) by 254 days.

(21) Appl. No.: **15/307,342**(22) PCT Filed: **May 28, 2015**(86) PCT No.: **PCT/US2015/032949**

§ 371 (c)(1),

(2) Date: **Oct. 27, 2016**(87) PCT Pub. No.: **WO2015/184123**PCT Pub. Date: **Dec. 3, 2015**(65) **Prior Publication Data**

US 2017/0052536 A1 Feb. 23, 2017

Related U.S. Application Data

(60) Provisional application No. 62/003,928, filed on May 28, 2014.

(51) **Int. Cl.****G05B 15/02** (2006.01)
G06Q 10/06 (2012.01)

(Continued)

(52) **U.S. Cl.**CPC **G05B 23/0224** (2013.01); **G05B 15/02** (2013.01); **G05B 23/0208** (2013.01);

(Continued)

(58) **Field of Classification Search**

CPC G05B 23/0224

(Continued)

(56) **References Cited**

U.S. PATENT DOCUMENTS

6,615,091 B1 * 9/2003 Birchenough B65G 37/02
700/20
6,640,145 B2 * 10/2003 Hoffberg G05B 19/0426
700/17

(Continued)

FOREIGN PATENT DOCUMENTS

AU 2010256694 B2 5/2015
WO 2010129913 A1 11/2010

(Continued)

OTHER PUBLICATIONS

Gudivada, Venkat N., and Vijay V. Raghavan. "Content based image retrieval systems." Computer 28.9 (1995): pp. 18-22. (Year: 1995).*

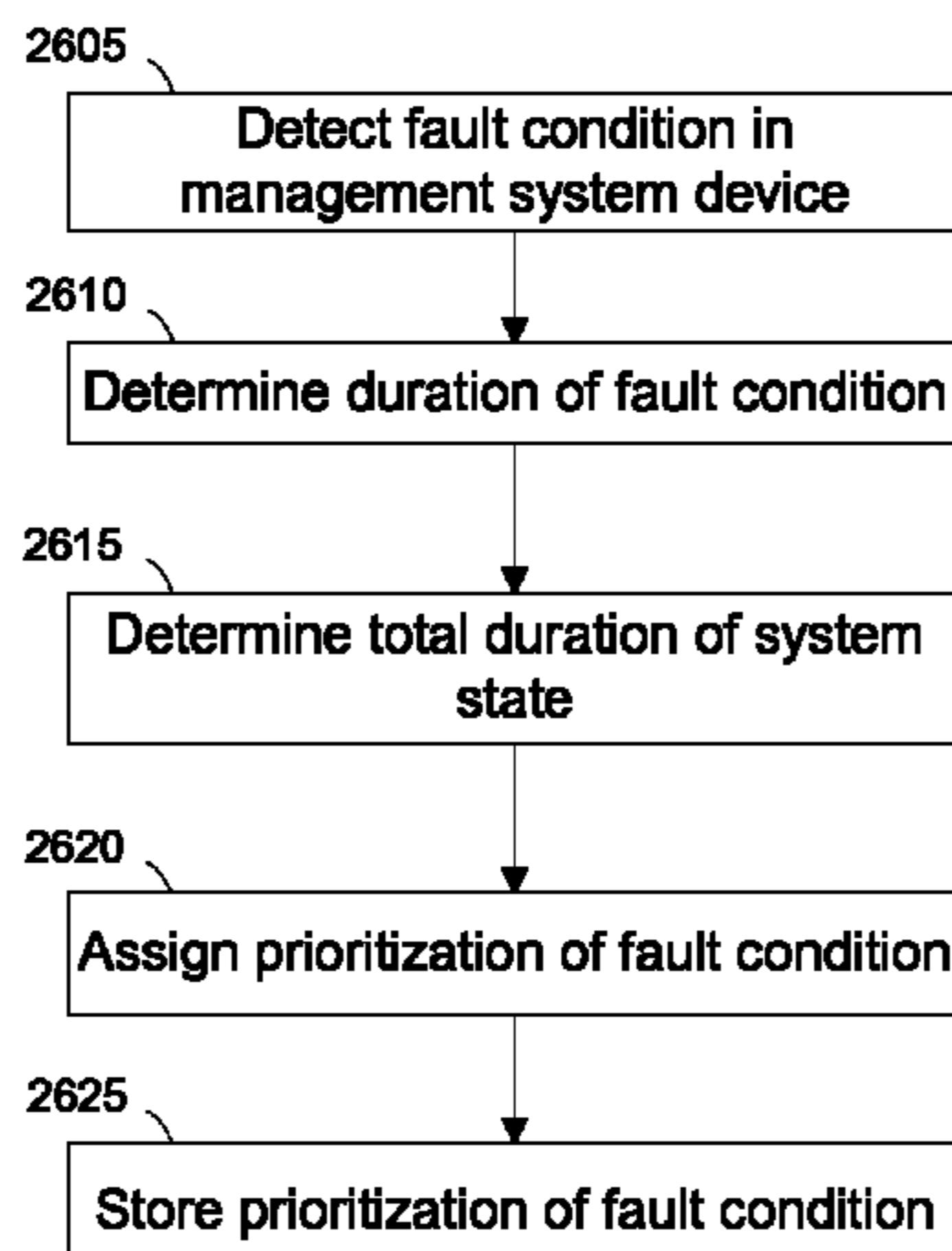
(Continued)

Primary Examiner — Satish Rampuria

(57) **ABSTRACT**

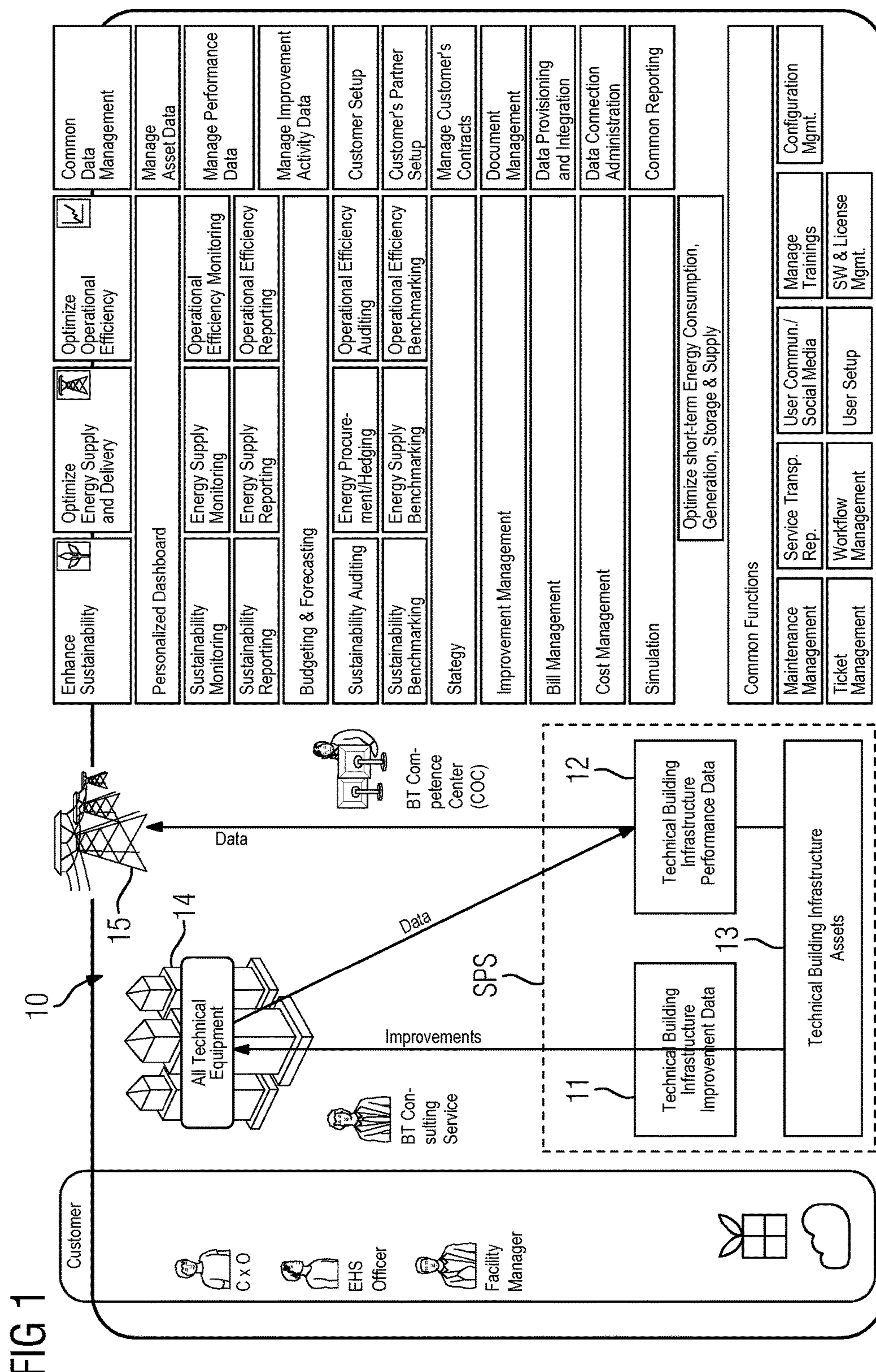
Methods for system management and corresponding systems and computer-readable mediums. A method includes detecting, in the management system, a fault condition in a management system device during an analysis period. The method includes determining the duration of the fault condition in the management system device during the analysis period. The method includes determining a total duration of a system state during the analysis period in which the management system device could produce the fault condition. The method includes assigning a prioritization to the fault condition according to the duration of the fault condition and the total duration of the system state. The method includes storing the prioritization of the fault condition.

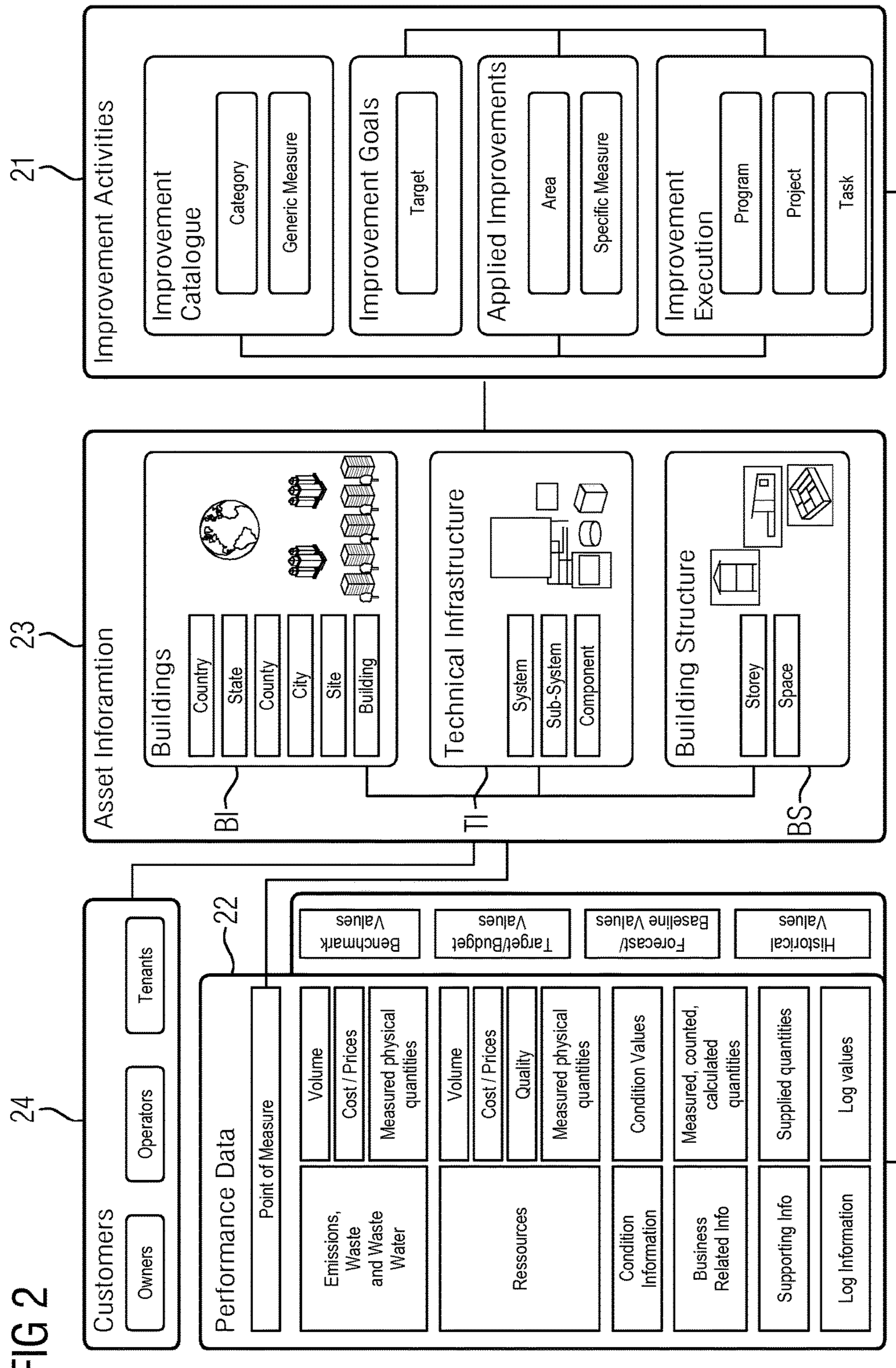
7 Claims, 27 Drawing Sheets

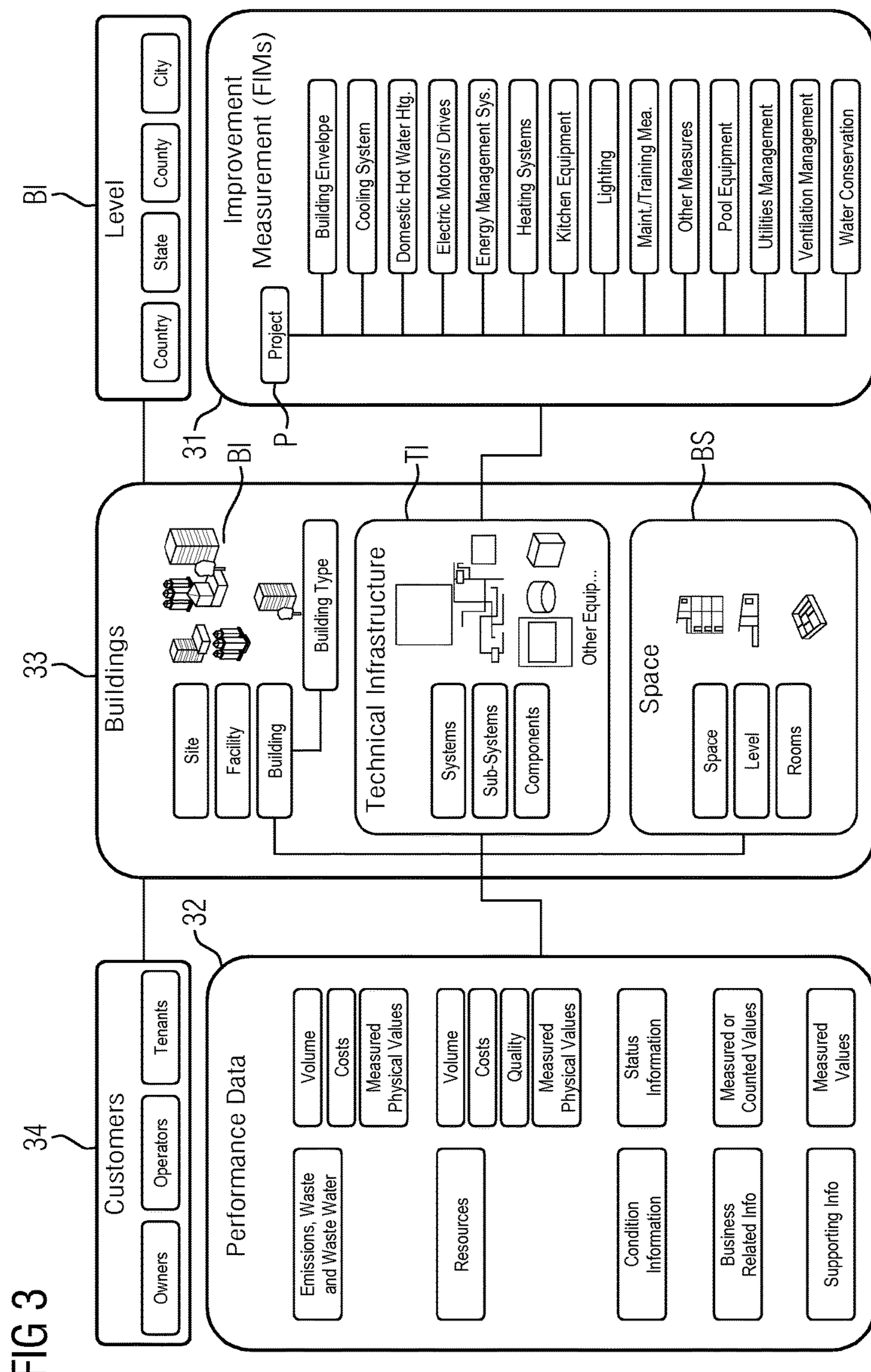


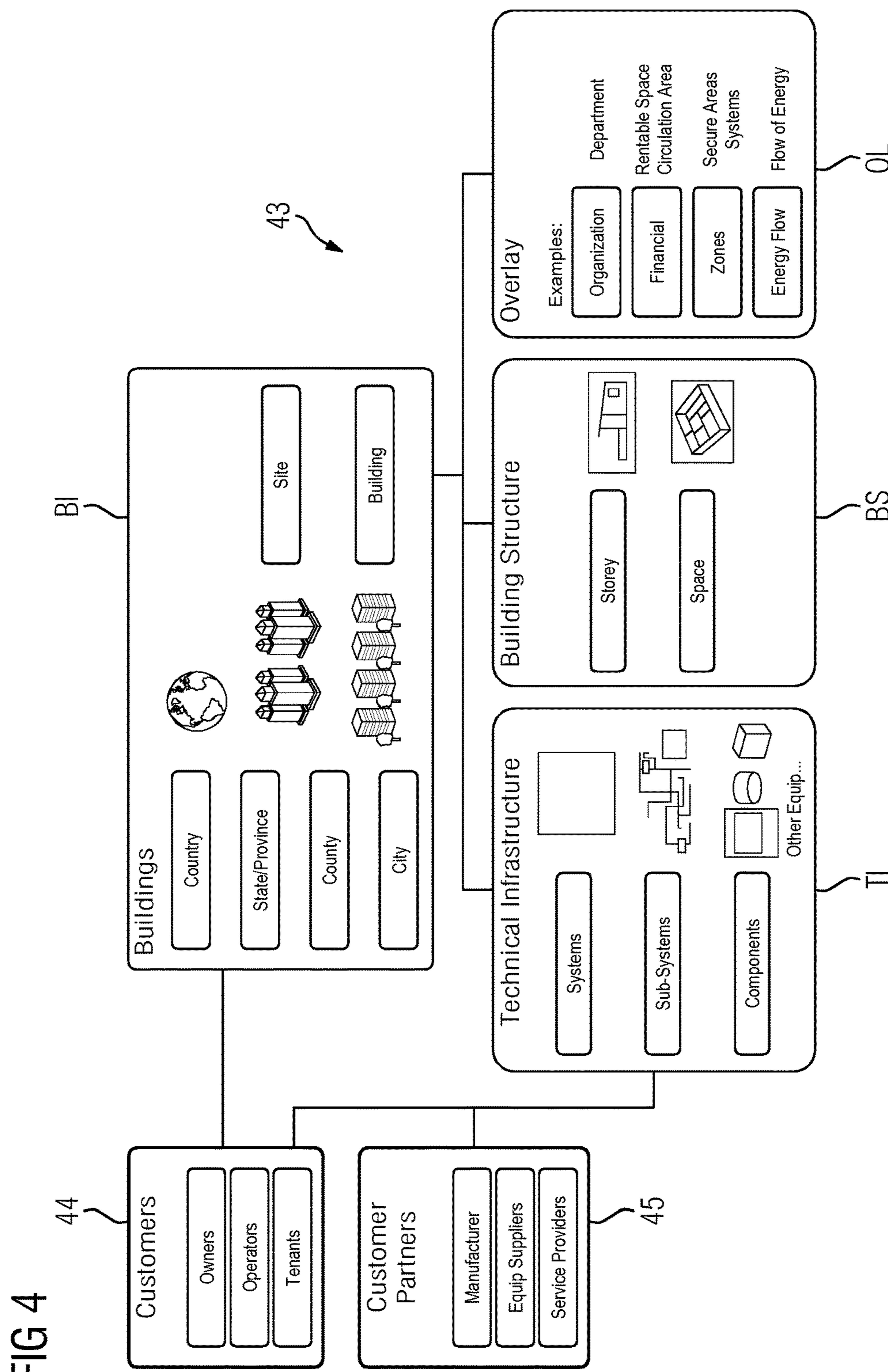
(51)	Int. Cl.					
	<i>G05B 23/02</i>	(2006.01)		9,322,566	B2	4/2016 Wenzel et al.
	<i>G06Q 50/06</i>	(2012.01)		9,348,392	B2	5/2016 Drees et al.
(52)	U.S. Cl.			9,429,927	B2	8/2016 Nesler et al.
	CPC	<i>G06Q 10/06312</i> (2013.01); <i>G06Q 50/06</i> (2013.01); <i>G05B 2219/24048</i> (2013.01); <i>G05B 2219/2642</i> (2013.01); <i>Y02P 90/845</i> (2015.11)		9,569,804	B2 *	2/2017 Stein G06Q 50/06
(58)	Field of Classification Search			2010/0324741	A1	12/2010 House et al.
	USPC	700/79-89		2011/0047418	A1 *	2/2011 Drees G05B 15/02 714/57
	See application file for complete search history.					
(56)	References Cited			2013/0134962	A1	5/2013 Kamel et al.
	U.S. PATENT DOCUMENTS					
	7,136,710	B1 *	11/2006 Hoffberg	G06F 9/453		
				700/83		
	7,171,281	B2 *	1/2007 Weber	B65G 37/02		
				700/20		
	8,073,721	B1 *	12/2011 Lewis	G06Q 10/04		
				705/7.12		
	8,532,808	B2	9/2013 Drees et al.			
	8,532,839	B2	9/2013 Drees et al.			
	8,600,556	B2	12/2013 Nesler et al.			
	8,731,724	B2	5/2014 Drees et al.			
	8,755,943	B2	6/2014 Wenzel			
	8,788,097	B2	7/2014 Drees et al.			
	8,843,238	B2	9/2014 Wenzel et al.			
	9,069,338	B2	6/2015 Drees et al.			
	9,196,009	B2	11/2015 Drees et al.			
	9,286,582	B2	3/2016 Drees et al.			
	9,298,203	B2	3/2016 Wenzel			
	FOREIGN PATENT DOCUMENTS					
	WO		2010141601	A2	12/2010	
	WO		2010141601	B2	12/2010	
	WO		2013089782	A2	6/2013	
	WO		2015181338	A1	12/2015	
	OTHER PUBLICATIONS					
	Kurtoglu, Tolga, et al. "Integrating system health management into the early design of aerospace systems using functional fault analysis." Prognostics and Health Management, 2008. PHM 2008. International Conference on. IEEE, 2008. pp. 1-11 (Year: 2008).*					
	Davidson, Euan M., et al. "Applying multi-agent system technology in practice: automated management and analysis of SCADA and digital fault recorder data." IEEE Transactions on Power Systems 21.2 (2006): pp. 559-567. (Year: 2006).*					
	PCT Search Report dated Aug. 12, 2015, for PCT Application No. PCT/US2015/032949, 10 pages.					
	Schein, Jeffrey, et al.; A rule-based fault detection method for air handling units; Energy and Buildings 38 (2006), 8 pages.					

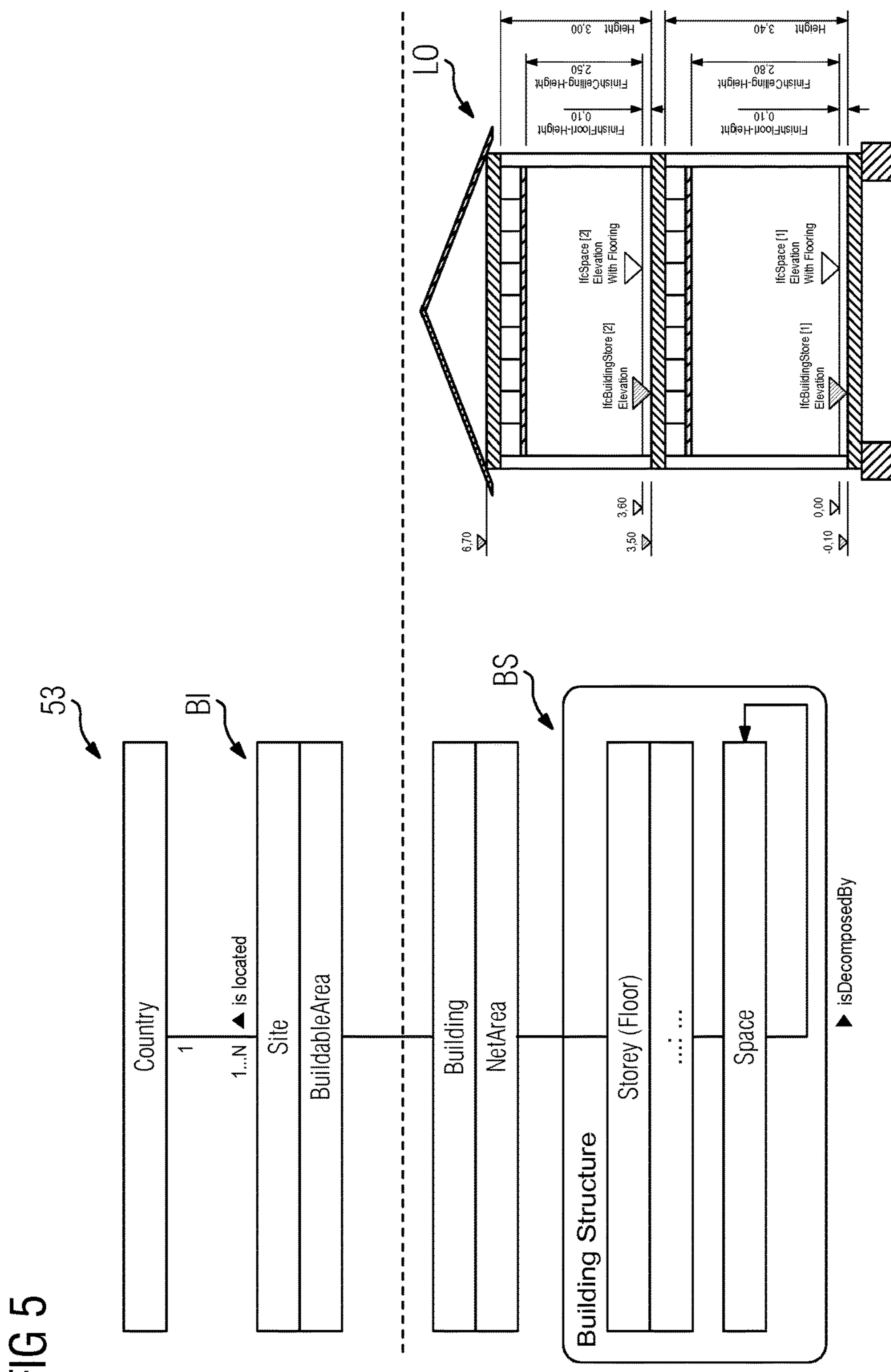
* cited by examiner











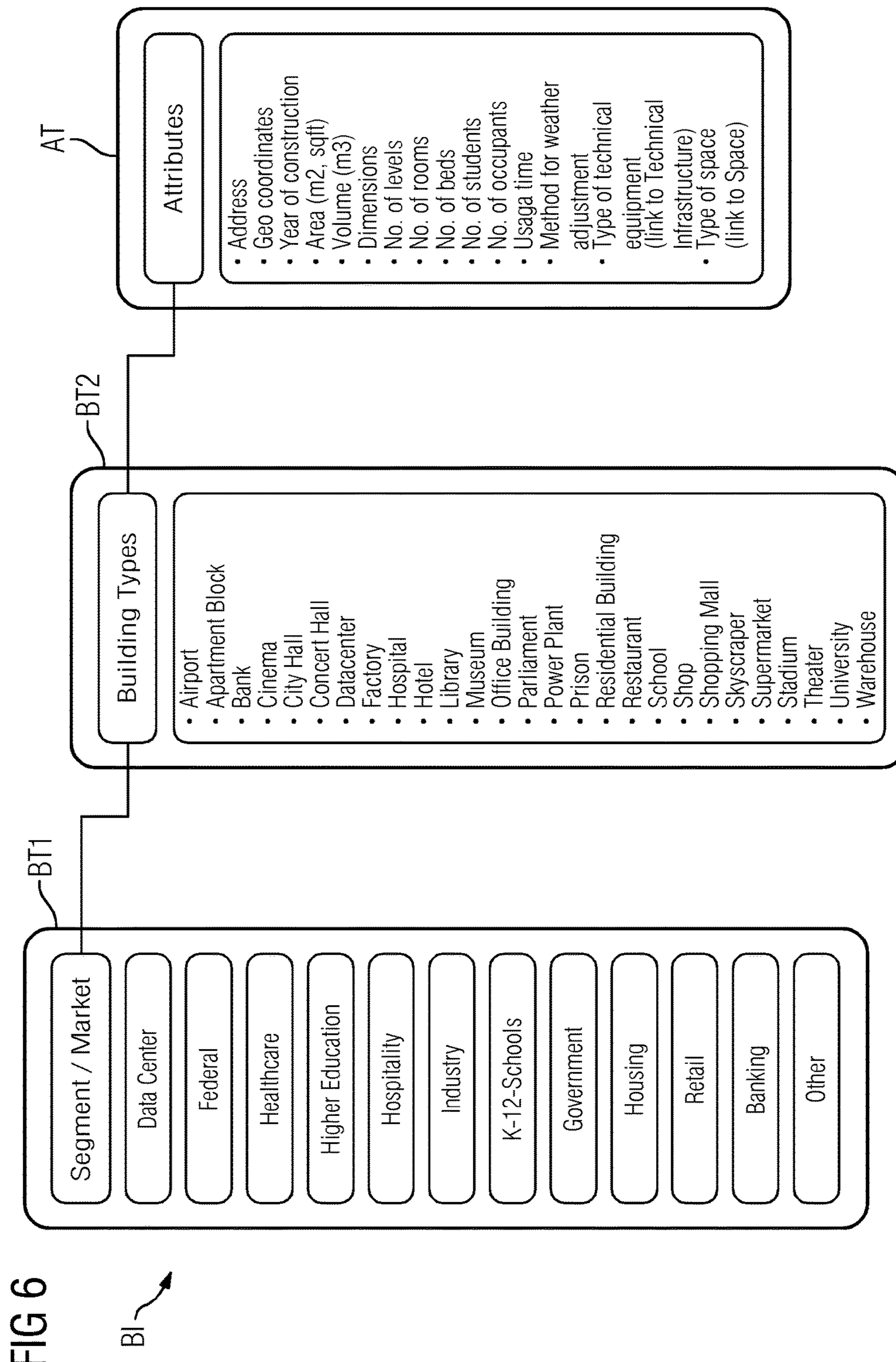
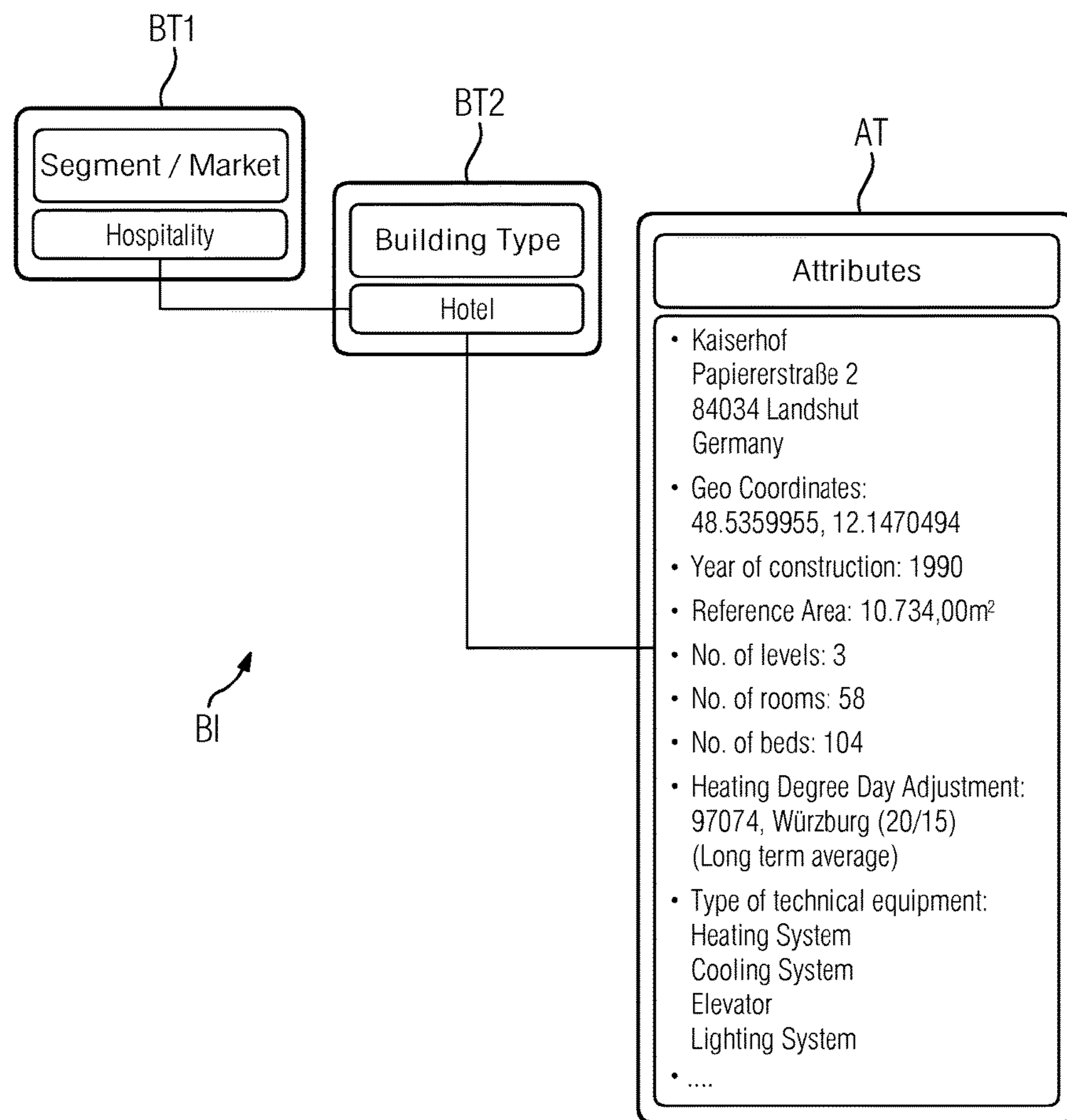


FIG 7

Building types and further specifying attributes



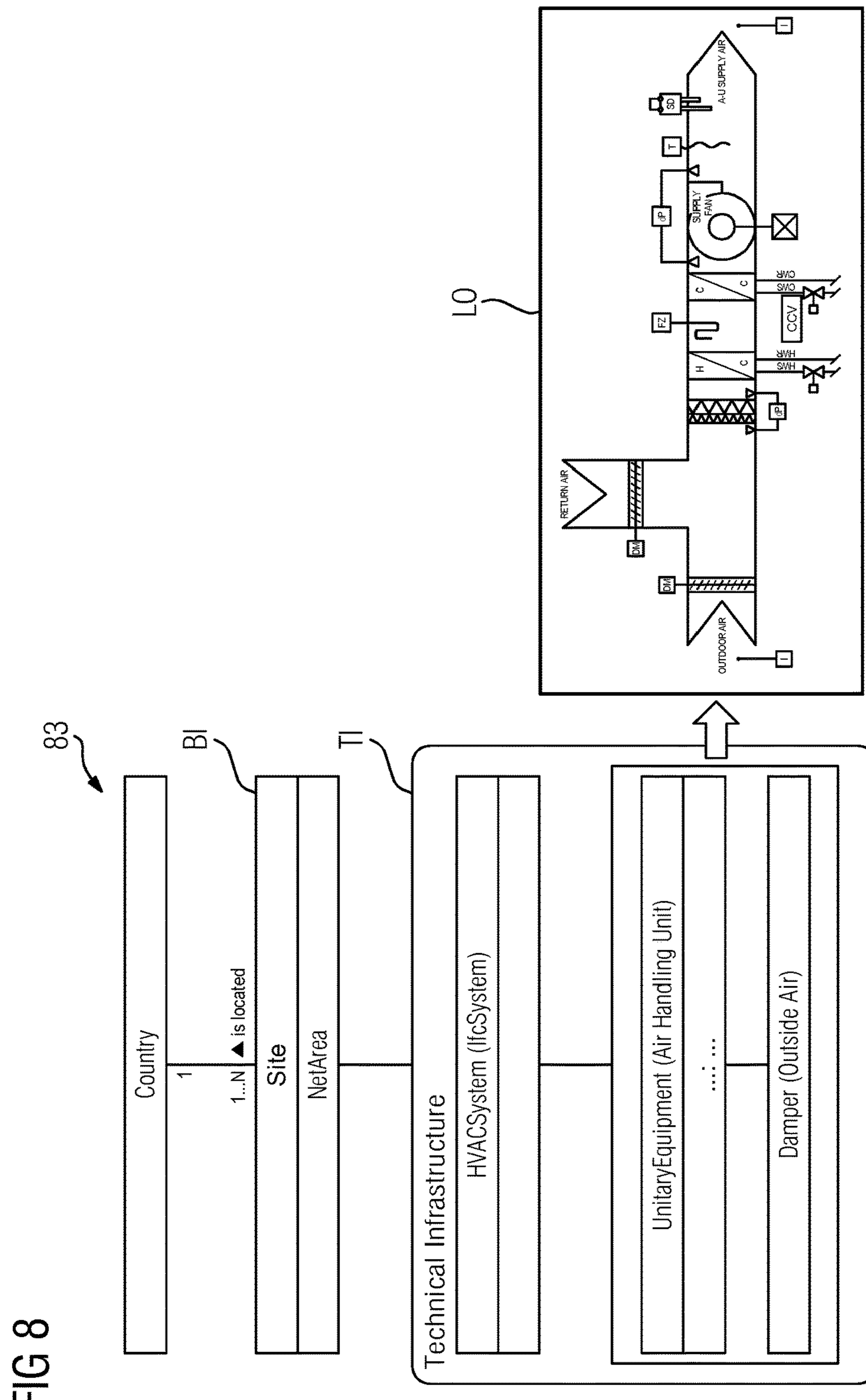
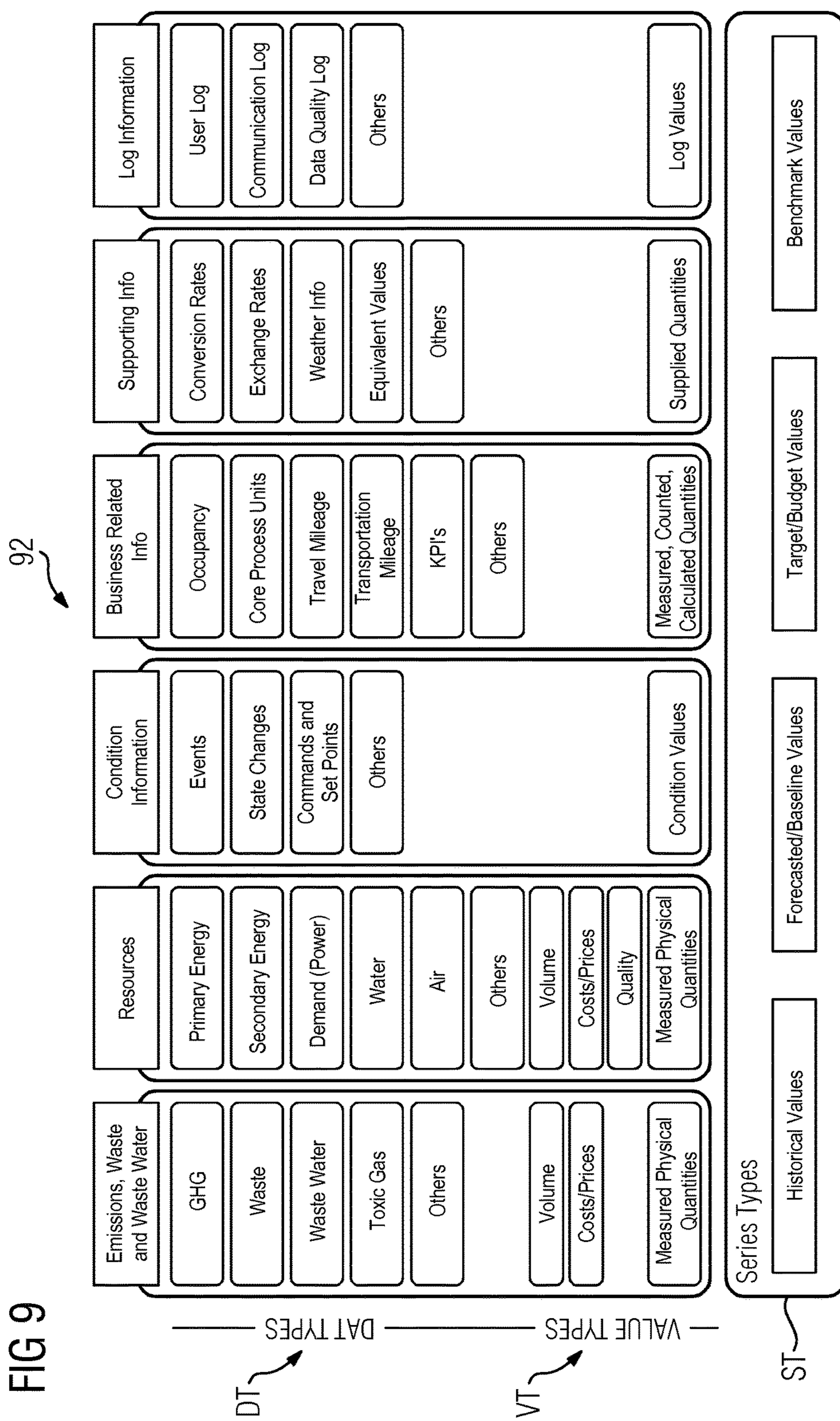
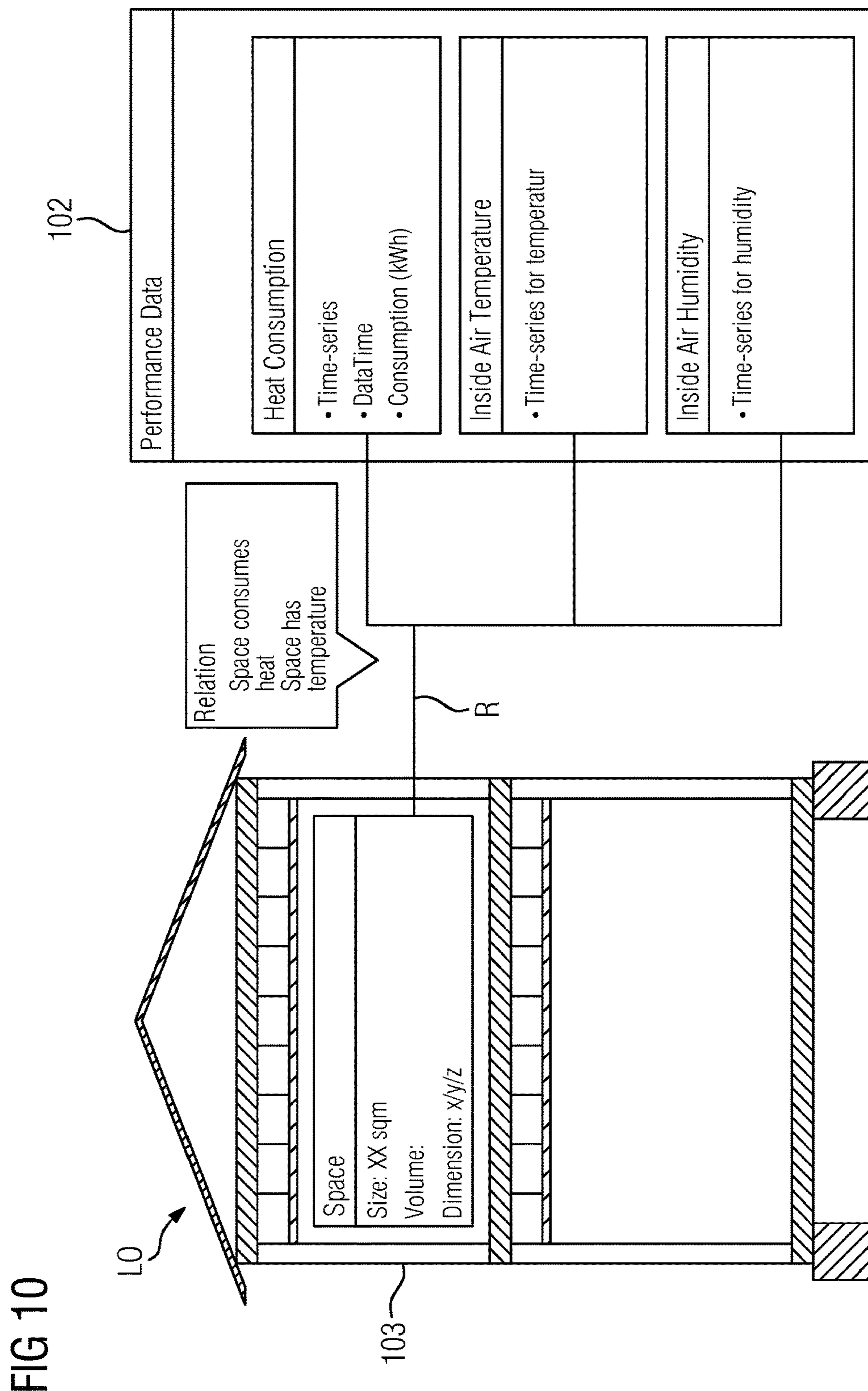


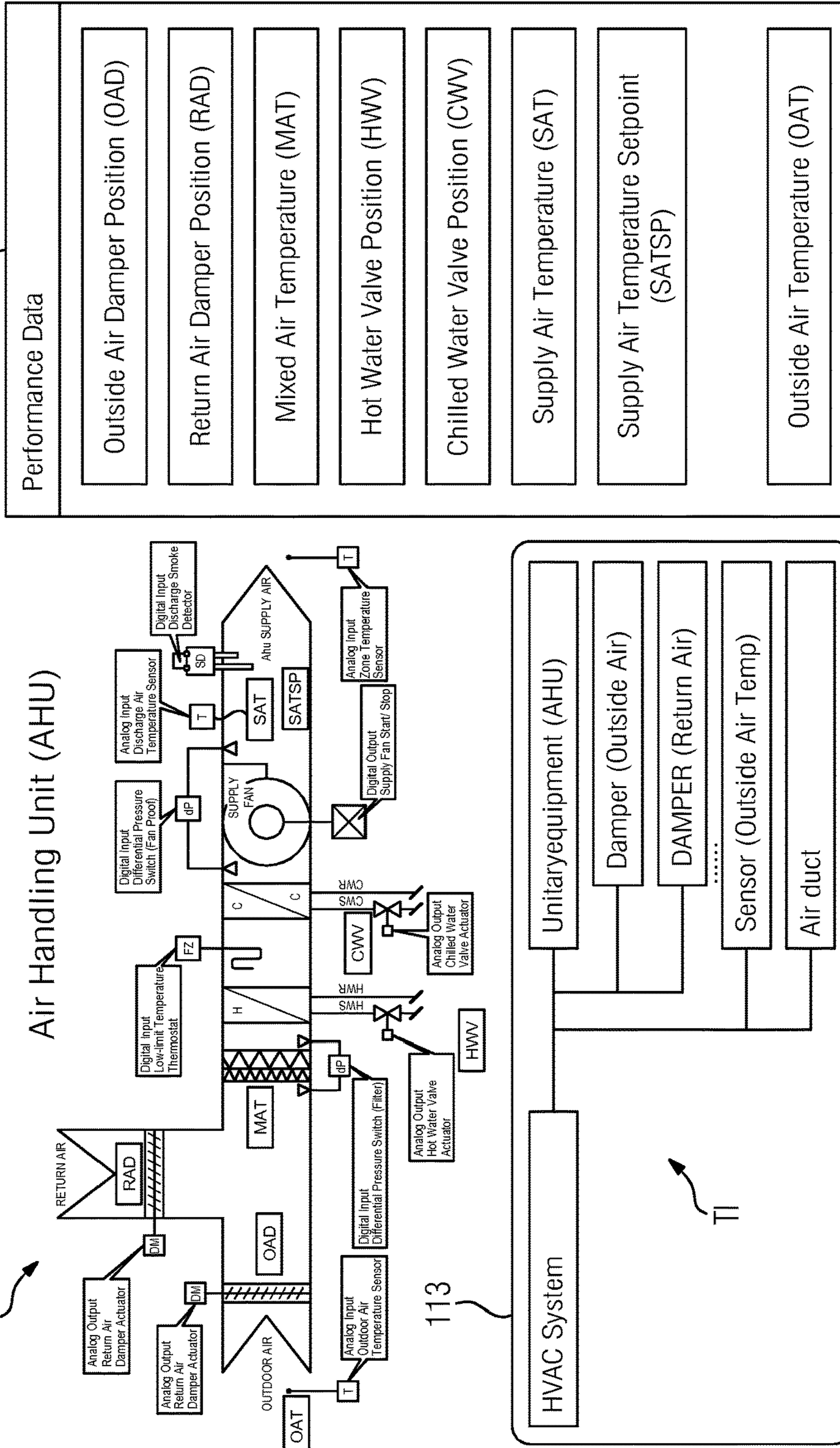
FIG 9





TEN
FIG

112



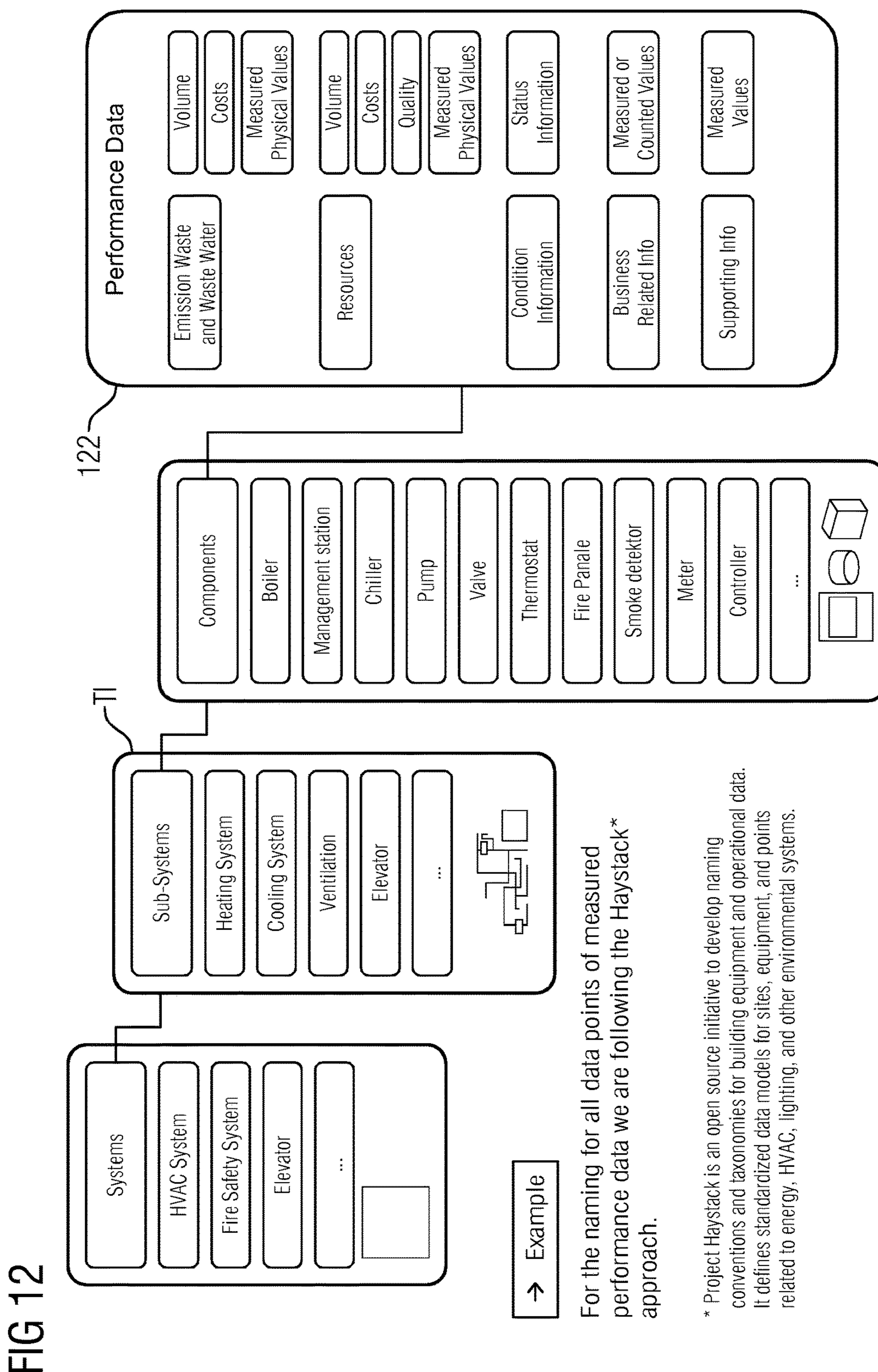


FIG 13 Technical infrastructure and performance data

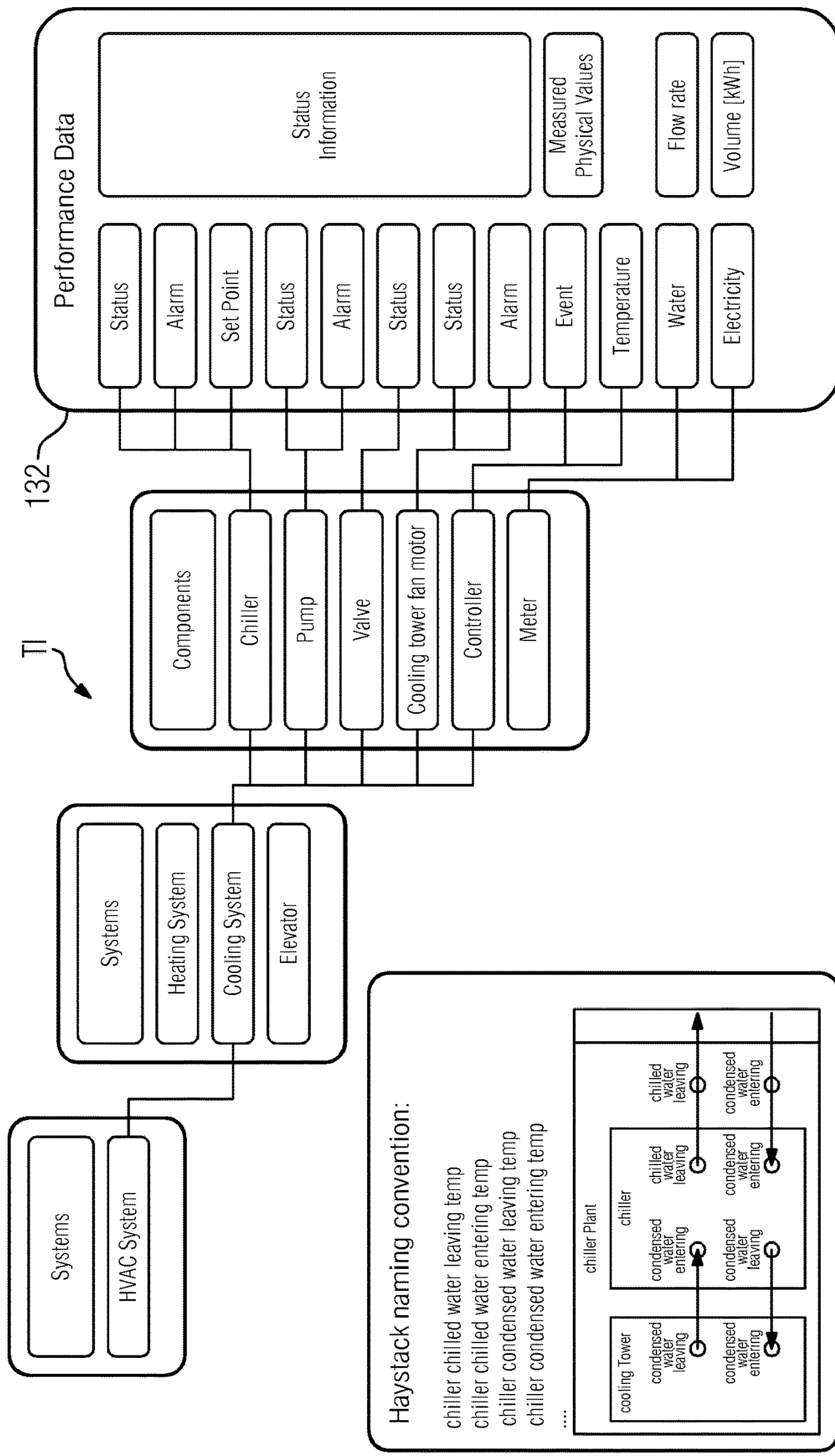
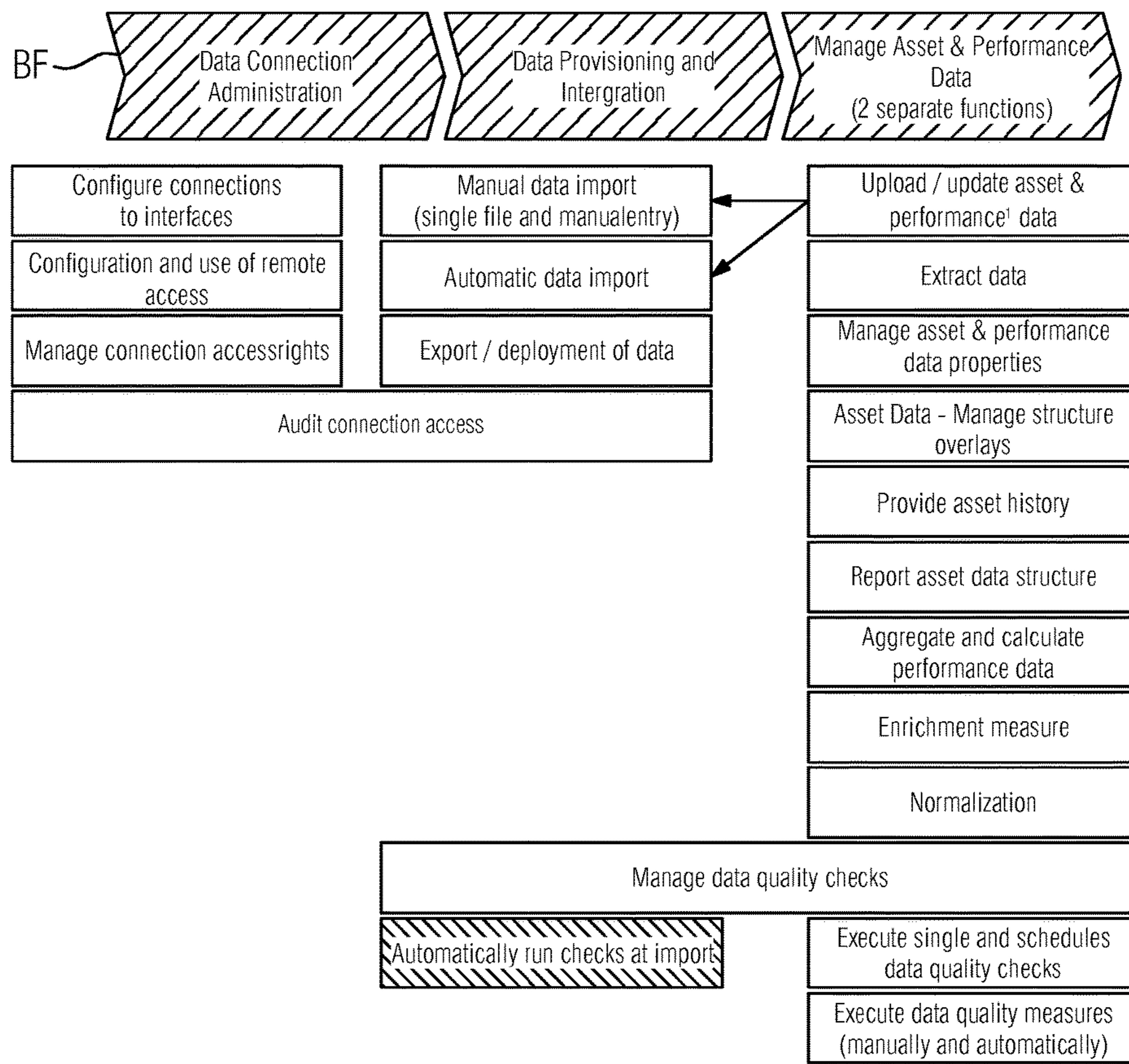


FIG 14

FIG zu: Manage Performance Data (26)



Businessfunction

Businessrequirement

Functionality within requirement → Reference across functions (full or partly)

FIG 15

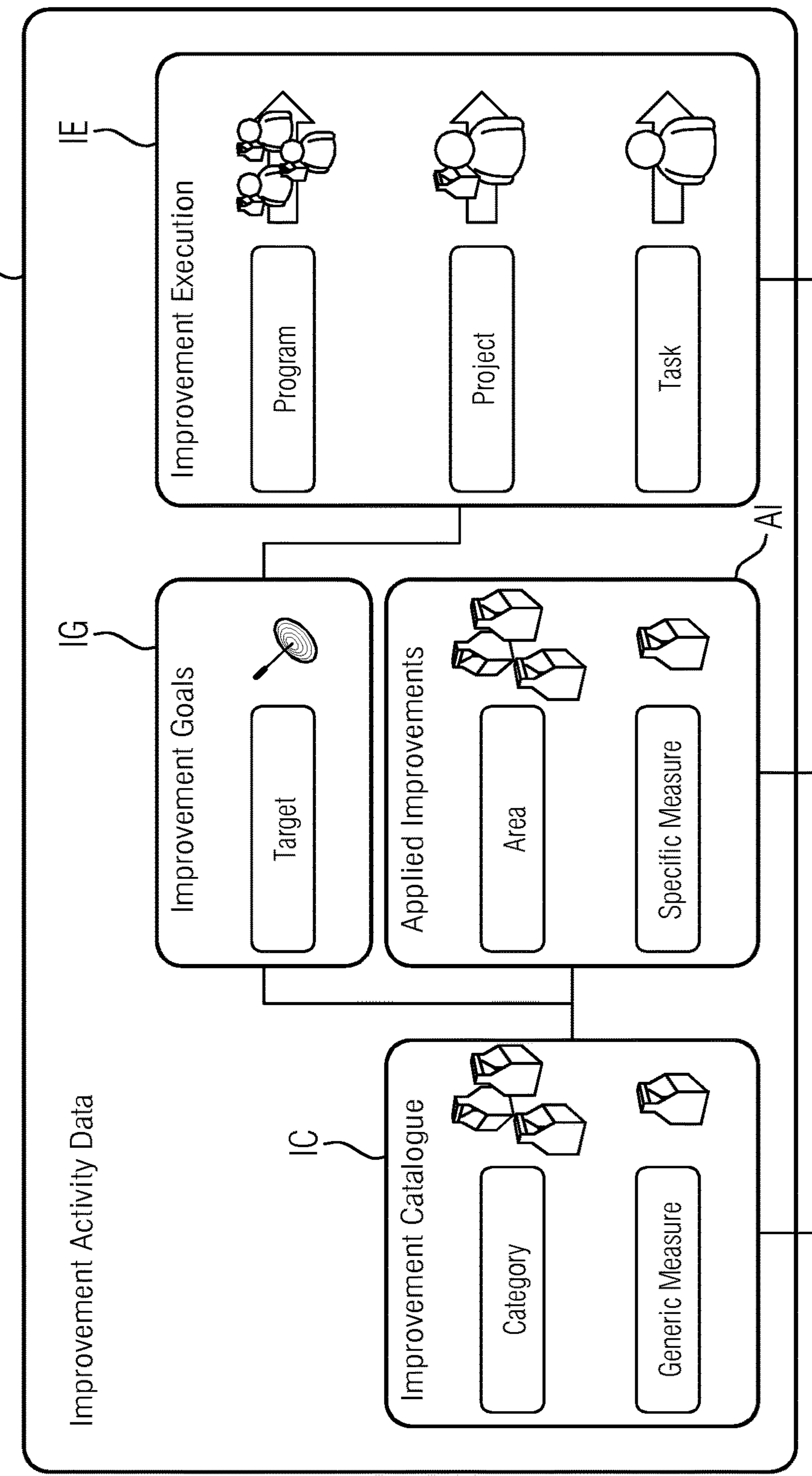


FIG 16

ITA

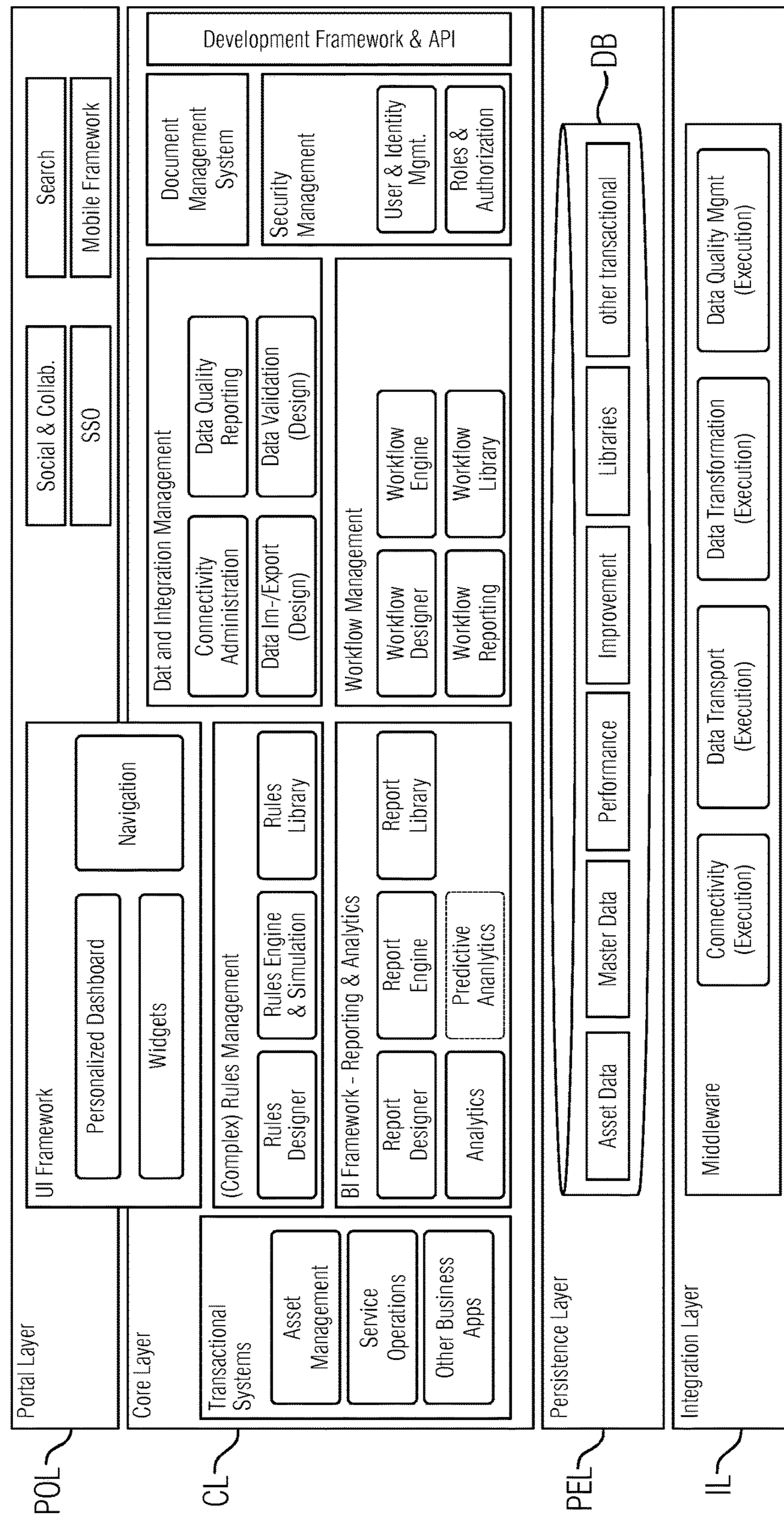


FIG 17

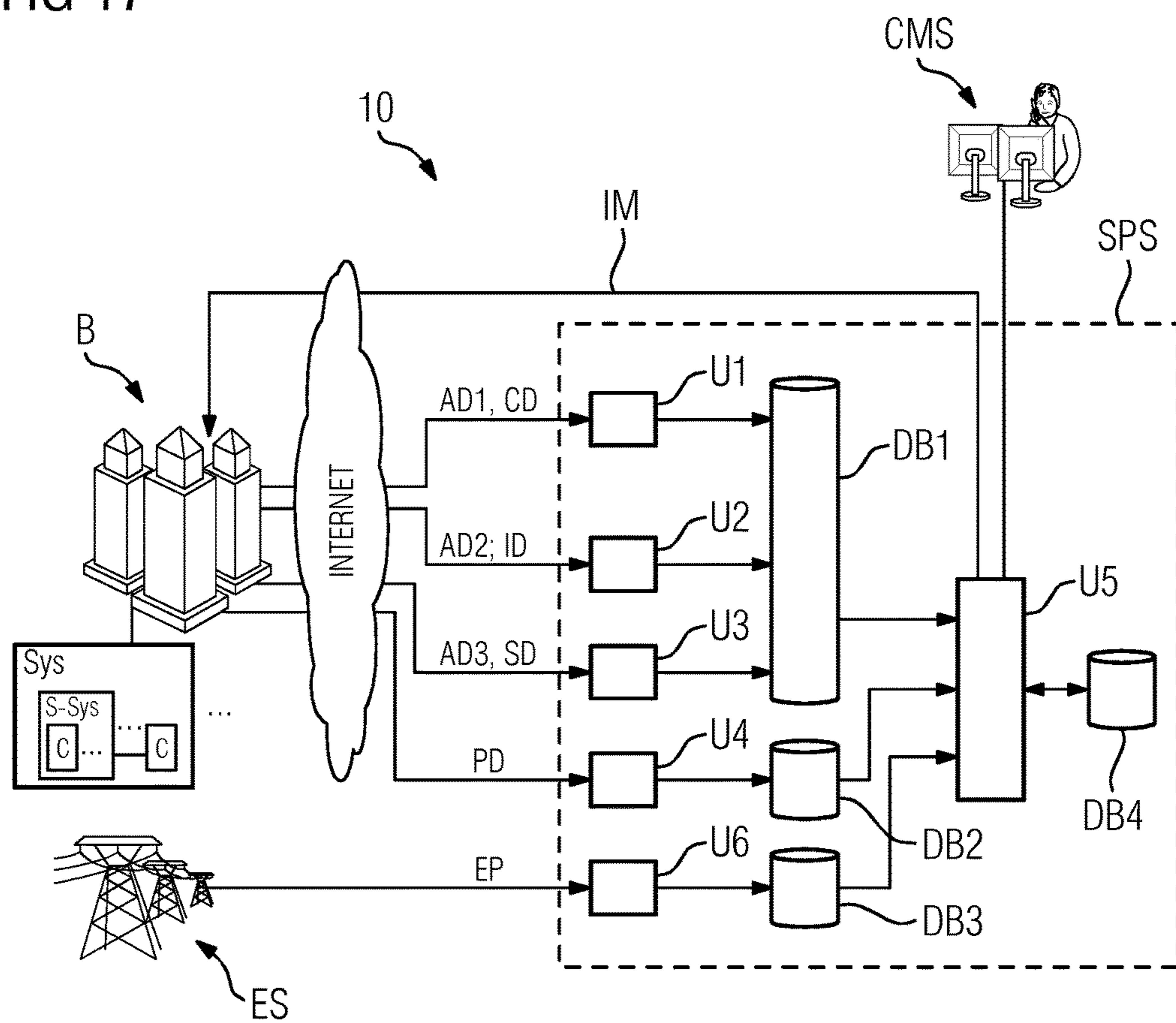


FIG 18

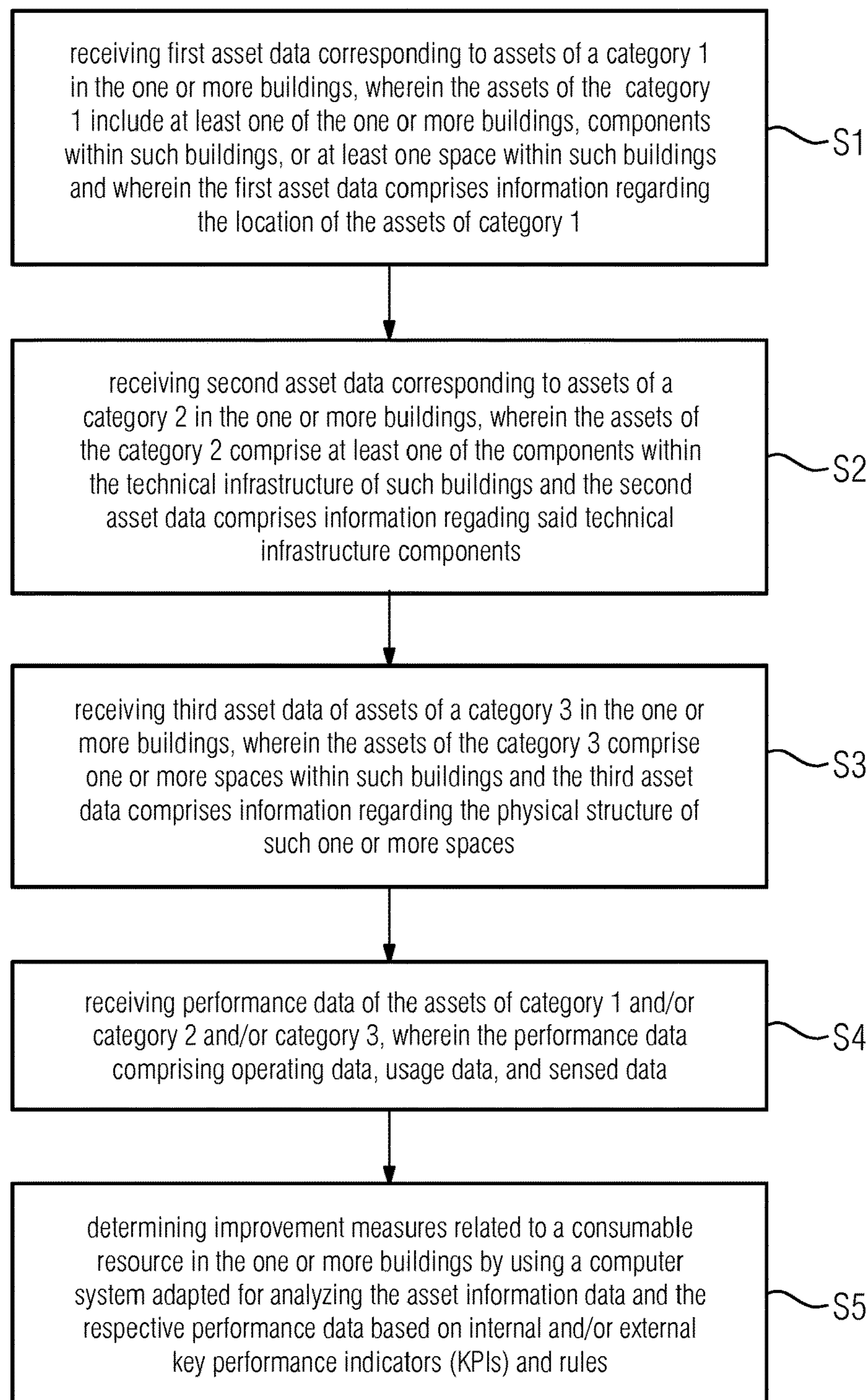


FIG 19

Entity	Identifier
Company	1001
Site	1001-1
Building	1001-1-1
System	1001-1-1-System-1
HVACSystem	1001-1-1-System-1-HVAC
AHU (1)	1001-1-1-System-1-HVAC-AHU-1
OccupiedMode	1001-1-1-System-1-HVAC-AHU-1.OCCUPIEDMODE
Fan	1001-1-1-System-1-HVAC-AHU-1-FAN
FanStatus	1001-1-1-System-1-HVAC-AHU-1-FAN -STATUS
Sensor (SupplyAirTemperature)	1001-1-1-System-1-HVAC-AHU-1-SENSOR.SUPPLYAIRTEMP
Sensor (ReturnAirTemperature)	1001-1-1-System-1-HVAC-AHU-1-SENSOR.RETURNAIRTEMP
Sensor (MixedAirTemperature)	1001-1-1-System-1-HVAC-AHU-1-SENSOR.MIXEDAIRTEMP
Sensor (OutsideAirFlowVolume)	1001-1-1-System-1-HVAC-AHU-1-SENSOR.OUTSIDEAIRFLOWVOLUME
Sensor (SupplyAirFlowVolume)	1001-1-1-System-1-HVAC-AHU-1-SENSOR.SUPPLYAIRFLOWVOLUME
Sensor (ReturnAirHumidity)	1001-1-1-System-1-HVAC-AHU-1-SENSOR.RETURNAIRHUMIDITY
SupplyAirTemperatureSetpoint	1001-1-1-System-1-HVAC-AHU-1-SUPPLYAIRTEMPSETPOINT
AHU (2)	1001-1-1-System-1-HVAC-AHU-2
...same structure as AHU (1)	...using now prefix with 1001-1-1-System-1-HVAC-AHU-2
AHU (3)	1001-1-1-System-1-HVAC-AHU-3
...same structure as AHU (1)	...using now prefix with 1001-1-1-System-1-HVAC-AHU-3
Sensor (OutdoorAirTemperature)	1001-1-1-System-1-HVAC-SENSOR.OUTDOORAIRTEMP
Sensor (OutdoorAirHumidity)	1001-1-1-System-1-HVAC-SENSOR.OUTDOORAIRHUMIDITY

FIG 20

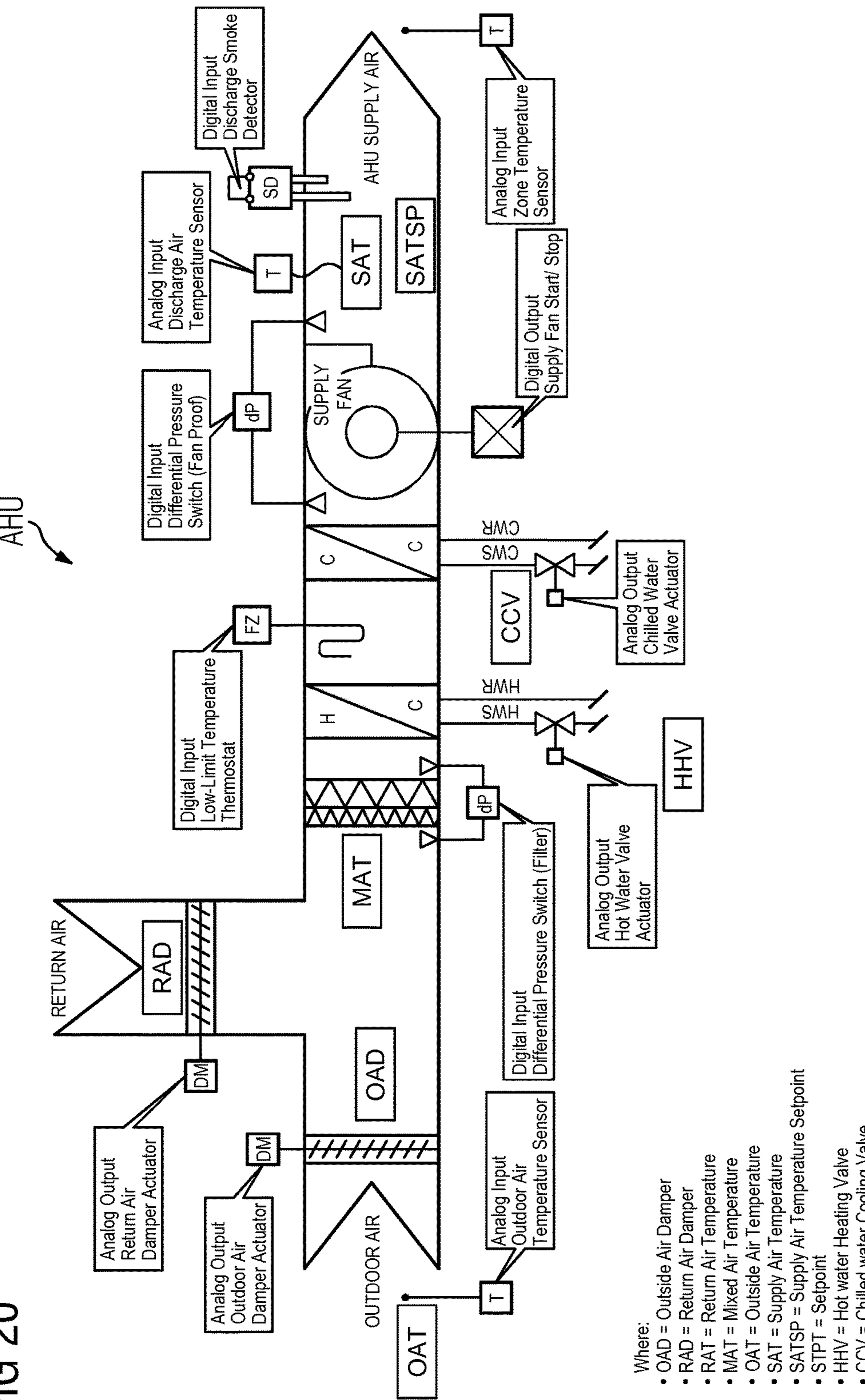
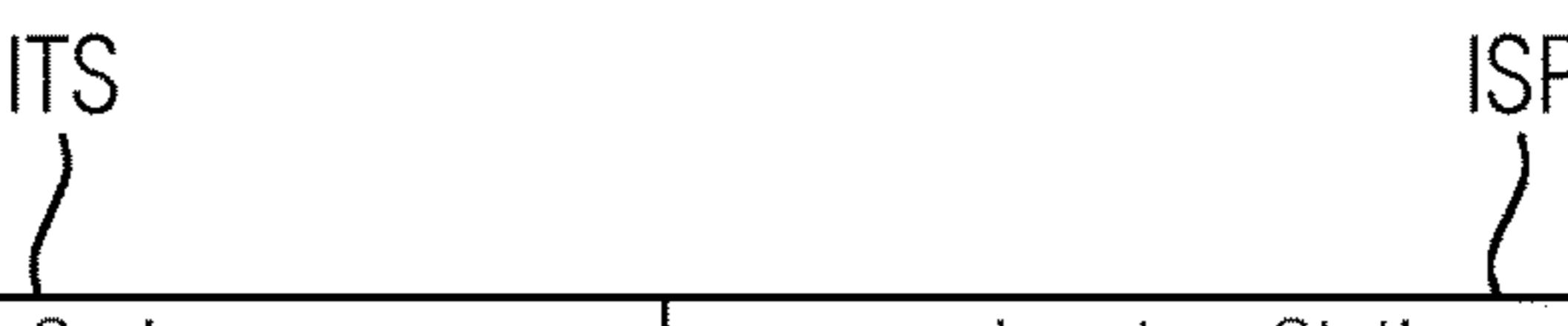


FIG 21



Inputs - Time Series		Inputs - Static parameters	
MODE	Heating/Economizer/Cooling Mode (To be calculated in step 1)	DT.SFAN	Termerature rise across supply fan (default = 10°F, adjustable)
MAT	Mixed Air Temp (°F)	EPSILON.T	Threshold for errors in temperature measurements (default = -20°F, adjustable)
SATSP	Supply Air Temp Setpoint (°F)	T.ECON.HI.LMT	Economizer high limit temperature () (default = 70°F, adjustable)
OAT	Outside Air Temp (°F)	T.ECON.LO.LMT	Economizer low limit temperature () (default = 45°F, adjustable)
SFS	Supply Fan Status	ELECT.RATE	The electric utility energy rate in S/kWh (default = 0.06S/kWh, adjustable)
OCC	Unit Occupied Mode Status		
SAFLOW	Supply Airflow (cfm)		
OAFLW	Outside Airflow (cfm)		
SAT	Supply Air Temp ()		
OARH	Outside air relative humidity (percent, 0-100%)		
RARH	Return air relative humidity (percent, 0-100%)		
RAT	Return Air Temp ()		
AVE.PLANT.KW.PER.TON	The average plant kW/ton of the chiller plant (take as constant value 0.9 kW/ton)		

FIG 22

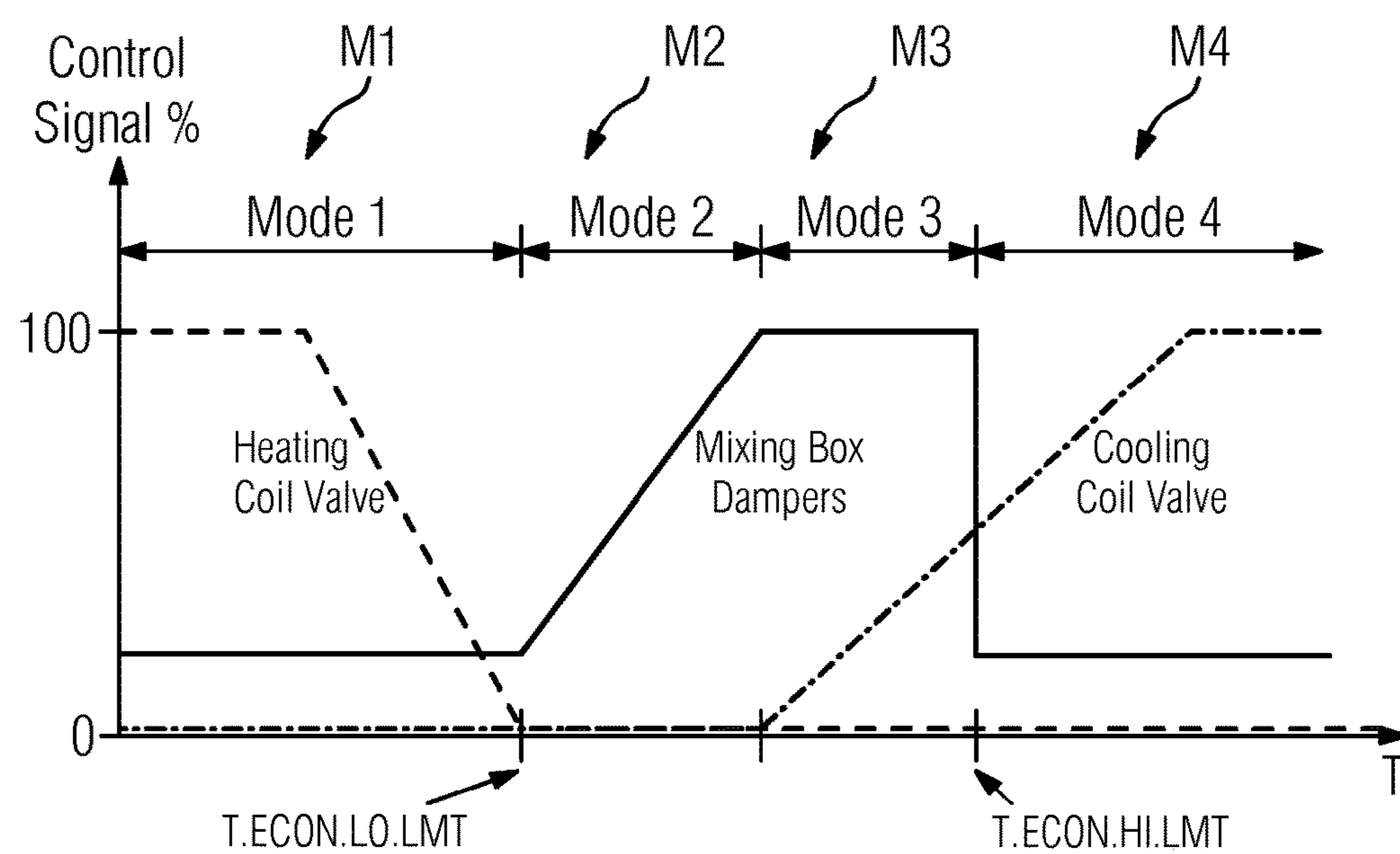


FIG 23

Code	Mode	Mode Rule
0	Unoccupied	OCC=OFF (Following modes OCC=ON)
1	Heating	MAT<SATSP-DT.SFAN And OAT T.ECON.LO.LMT
2	Cooling with outdoor air only (100% Economizer)	T.ECON.LO.LMT OAT T.ECON.HI.LMT And MAT SATSP-DT.SFAN
3	Mechanical cooling with 100% outdoor air (Economizer with cooling)	T.ECON.LO.LMT OAT T.ECON.HI.LMT And MAT SATSP-DT.SFAN
4	Mechanical cooling with minimum outdoor air	OAT >T.ECON.HI.LMT And MAT SATSP-DT.SFAN
5	Unknown Occupied Modes(s)	

Where:

OCC = Unit Occupied Mode Status

MAT = measured or calculated mixed air temperature

SATSP = supply (coil discharge) air temperature setpoint

OAT = outside air temperature (sensor)

DT.SFAN = temperature rise across supply fan (e.g. 2°F)

T.ECON.LO.LMT = low limit temperature for economizer operation

T.ECON.HI.LMT = high limit temperature for economizer operation

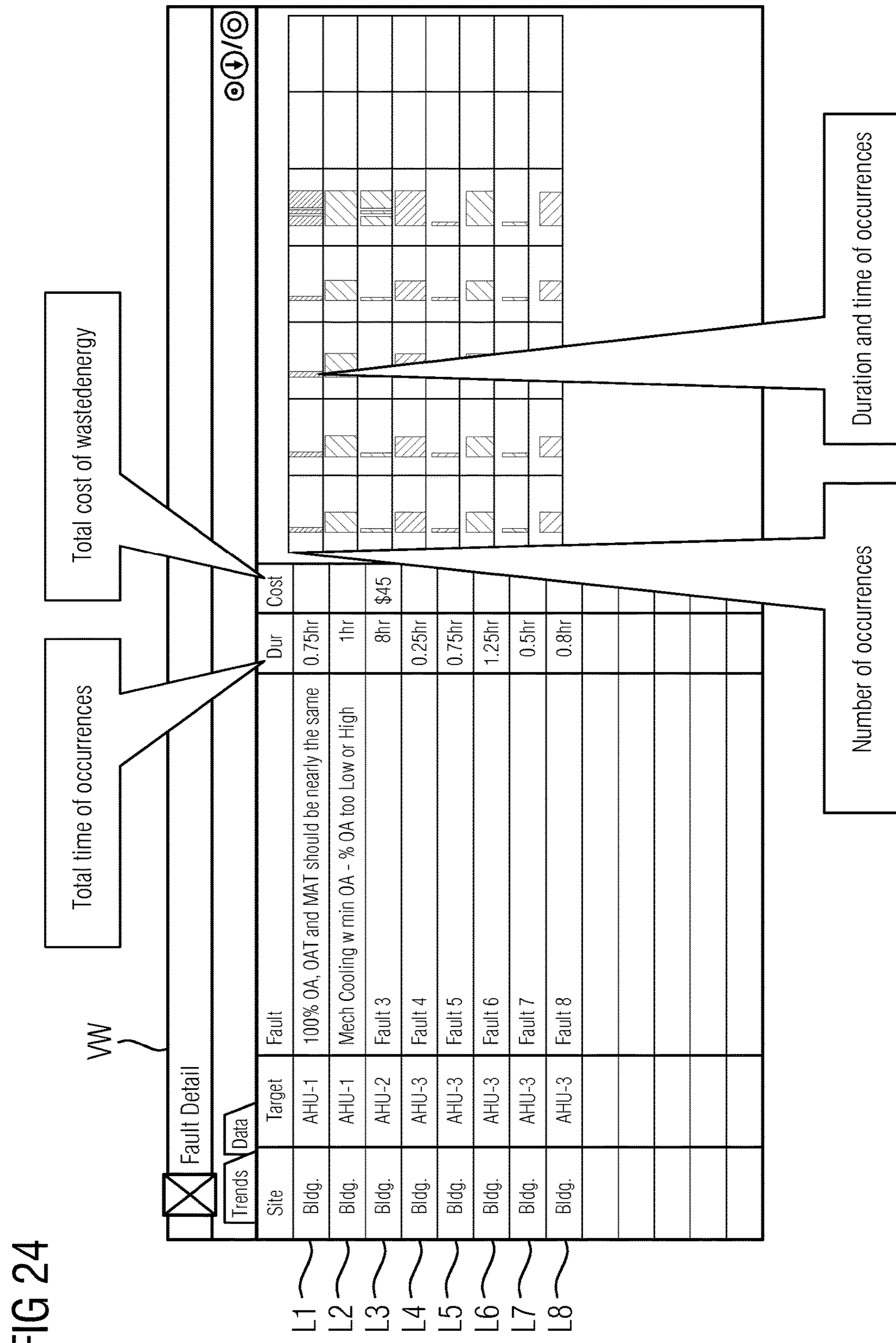
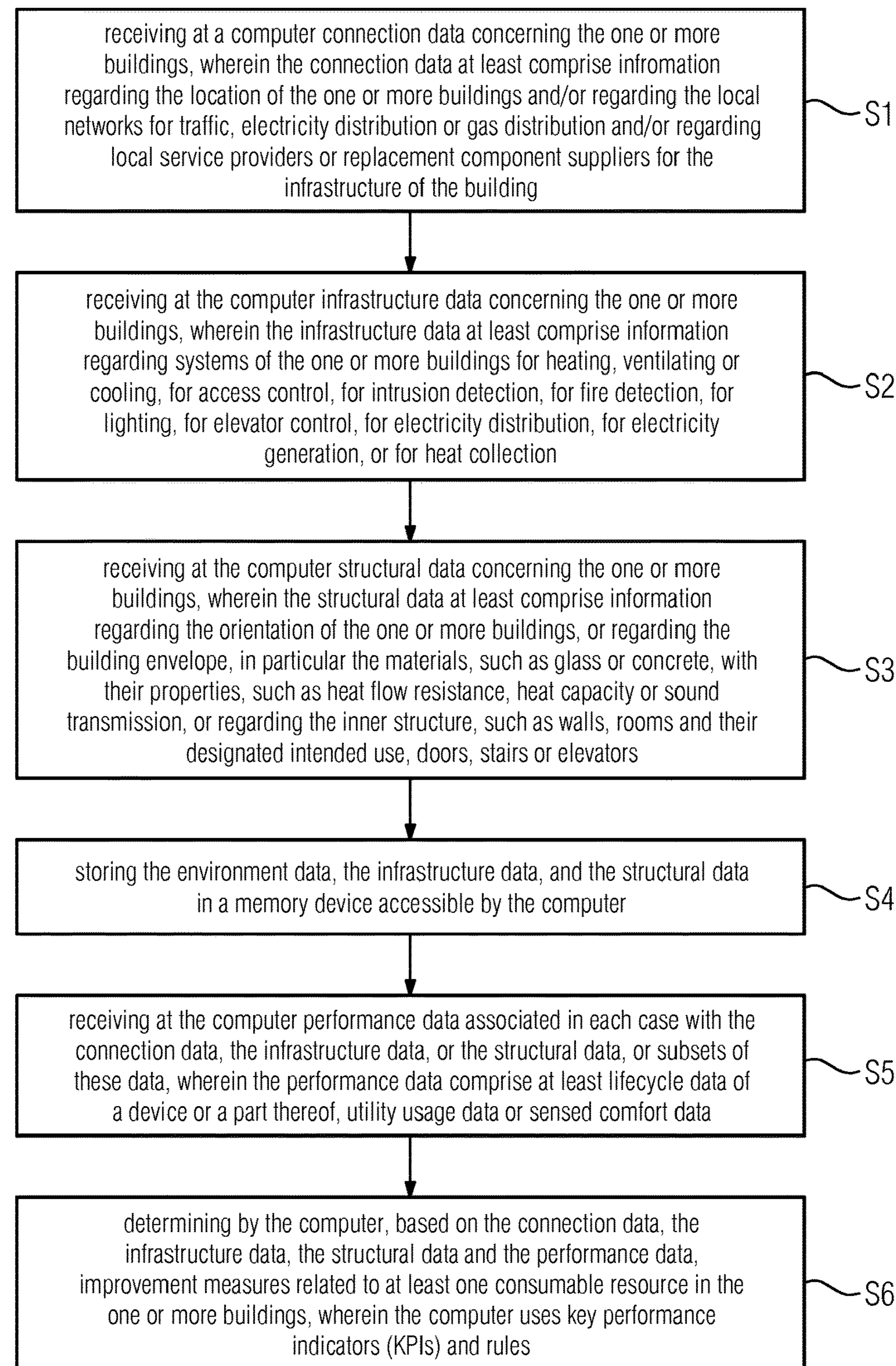


FIG 25



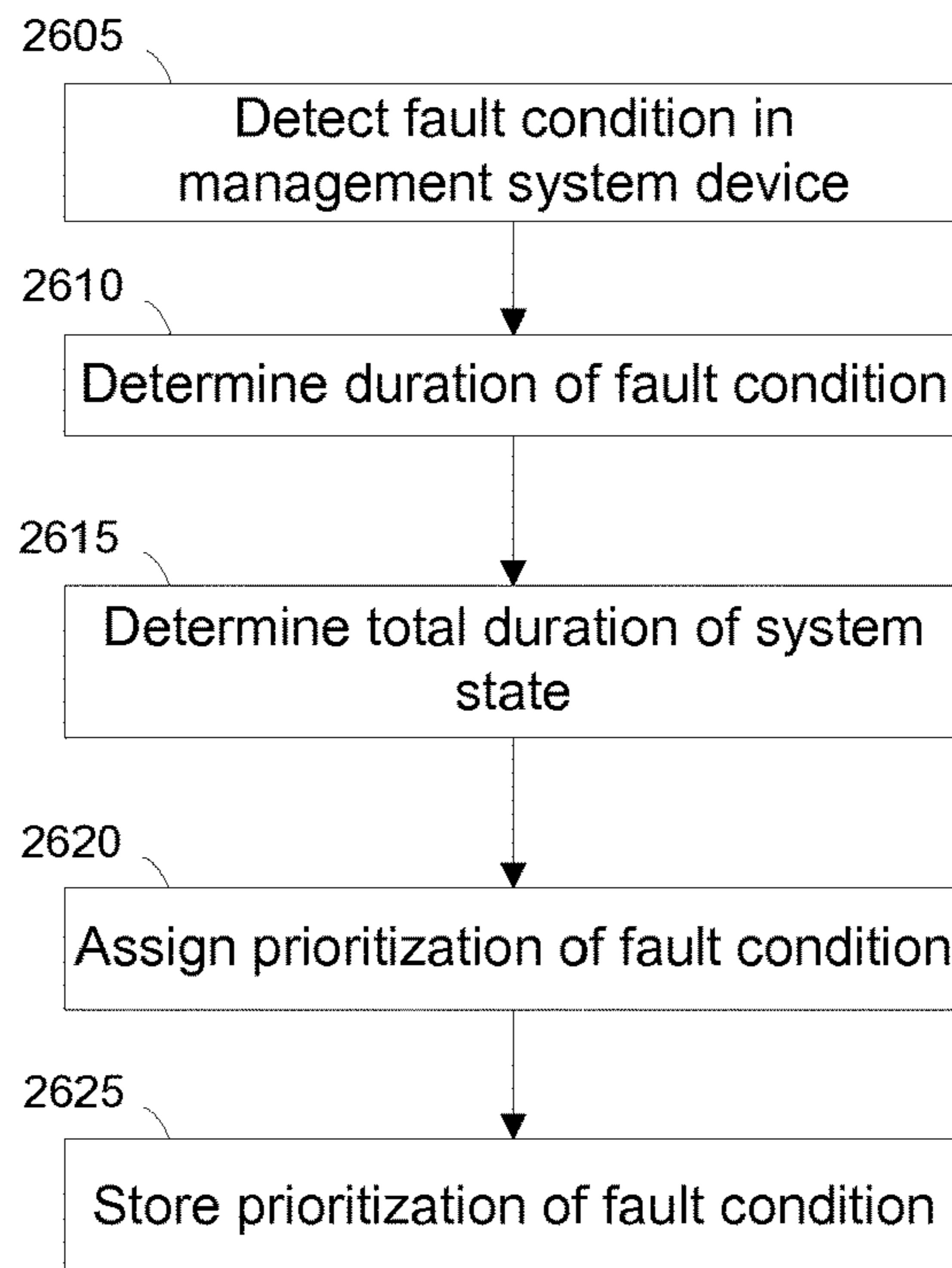


Figure 26

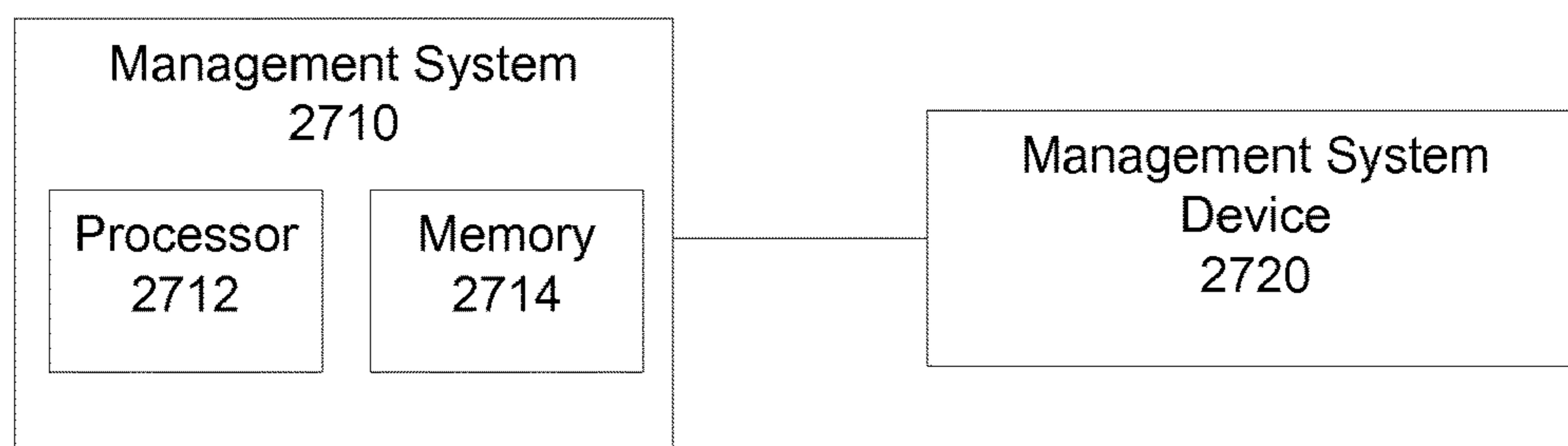


FIG. 27

The diagram shows a table with five columns. The first column is labeled "Management System Device". The second column is labeled "Fault Duration (Minutes)". The third column is labeled "System State Duration (Minutes)". The fourth column is labeled "RPI". The fifth column is labeled "Prioritization". Each column has a corresponding bracket above it: "2812" for the first, "2814" for the second, "2816" for the third, "2818" for the fourth, and "2820" for the fifth. The table contains four rows of data:

Management System Device	Fault Duration (Minutes)	System State Duration (Minutes)	RPI	Prioritization
Device B	45	60	75	1
Device D	120	180	67	2
Device A	17	30	57	3
Device C	120	240	50	4

FIG. 28

1**SYSTEM AND METHOD FOR FAULT ANALYSIS AND PRIORITIZATION****CROSS REFERENCE TO RELATED APPLICATIONS**

This application claims the benefit of the filing date of U.S. Provisional Patent Application 62/003,928 filed May 28, 2014, which is incorporated by reference herein in its entirety. This application is also related to PCT Application PCT/EP2015/061916 for “System and Method for Providing Optimization or Improvement Measures for One or More Buildings”, filed May 28, 2015 in the European Patent Office at The Hague, also incorporated by reference herein in its entirety.

FIELD OF THE DISCLOSURE

This application relates to the field of fault analysis in management systems, including building management systems.

BACKGROUND

The energy & sustainability market for buildings has evolved significantly over the past ten years. Energy performance, operational efficiency and sustainability solutions for buildings and infrastructures of such buildings are important topics nowadays. Building owners and building operators are striving to achieve sustainability, energy-consumption and cost-reduction targets, while facing: resource and capital constraints, lack of internal in-depth energy knowledge, aging infrastructure, and constantly changing energy market.

International patent application WO2010/141601A2 provides methods for integrating multiple management domains based on sensed conditions received from multiple management domains and furthermore displaying information indicative of the sensed conditions and actions related to consumable resources.

The management of energy is the combination of actions taken to maximize energy efficiency and optimize energy supply without sacrificing occupant needs and comfort. To achieve these building performance goals, actions may include reducing end use, increasing efficiency, eliminating wasted energy, finding alternative energy sources and minimizing procurement costs. Energy management also involves managing the availability of energy and its long-term financial impact. This often includes the strategic selection of alternative energy technologies and facility location. When no energy management strategies are in place, consumption remains unchanged and energy prices are left exposed to market variability and uncertainty. As a result, the organization incurs higher operating costs and risk.

Therefore there is a need for building owners and building operators for resource-saving mechanisms for operating a building or other management system.

SUMMARY OF THE DISCLOSURE

Disclosed embodiments include methods for system management and corresponding systems and computer-readable mediums. A method includes detecting, in the management system, a fault condition in a management system device during an analysis period. The method includes determining the duration of the fault condition in the management system

2

device during the analysis period. The method includes determining a total duration of a system state during the analysis period in which the management system device could produce the fault condition. The method includes assigning a prioritization to the fault condition according to the duration of the fault condition and the total duration of the system state. The method includes storing the prioritization of the fault condition.

The foregoing has outlined rather broadly the features and technical advantages of the present disclosure so that those skilled in the art may better understand the detailed description that follows. Additional features and advantages of the disclosure will be described hereinafter that form the subject of the claims. Those skilled in the art will appreciate that they may readily use the conception and the specific embodiment disclosed as a basis for modifying or designing other structures for carrying out the same purposes of the present disclosure. Those skilled in the art will also realize that such equivalent constructions do not depart from the spirit and scope of the disclosure in its broadest form.

Before undertaking the DETAILED DESCRIPTION below, it may be advantageous to set forth definitions of certain words or phrases used throughout this patent document: the terms “include” and “comprise,” as well as derivatives thereof, mean inclusion without limitation; the term “or” is inclusive, meaning and/or; the phrases “associated with” and “associated therewith,” as well as derivatives thereof, may mean to include, be included within, interconnect with, contain, be contained within, connect to or with, couple to or with, be communicable with, cooperate with, interleave, juxtapose, be proximate to, be bound to or with, have, have a property of, or the like; and the term “controller” means any device, system or part thereof that controls at least one operation, whether such a device is implemented in hardware, firmware, software or some combination of at least two of the same. It should be noted that the functionality associated with any particular controller may be centralized or distributed, whether locally or remotely. Definitions for certain words and phrases are provided throughout this patent document, and those of ordinary skill in the art will understand that such definitions apply in many, if not most, instances to prior as well as future uses of such defined words and phrases. While some terms may include a wide variety of embodiments, the appended claims may expressly limit these terms to specific embodiments.

BRIEF DESCRIPTION OF THE DRAWINGS

The above-mentioned and other concepts of the present disclosure will now be addressed with reference to the drawings of the preferred embodiments of the present disclosure. The shown embodiments are intended to illustrate, but not to limit the disclosed embodiments. The drawings contain the following figures, in which like numbers refer to like parts throughout the description and drawings and wherein:

FIG. 1 illustrates an exemplary schematic overview diagram of a management system that depicts various aspects and embodiments of the present disclosure, where a service platform system that may be employed in the management system is shown in conjunction with various application modules that may be implemented in the service platform system;

FIG. 2 illustrates an exemplary block diagram showing exemplary data structures for customer data, performance data, asset data, and improvement activities data that may be

acquired, managed and/or generated by the service platform system in accordance with disclosed embodiments of the present disclosure;

FIG. 3 illustrates an exemplary block diagram showing exemplary data structures and functional interconnectivity between the data structures for performance data, asset data, and improvement measures structured for a project that may be employed by the service platform system in accordance with disclosed embodiments of the present disclosure;

FIG. 4 shows an exemplary block diagram for an exemplary asset information structure that may be employed by the service platform system in accordance with disclosed embodiments of the present disclosure;

FIG. 5 illustrates on the left hand side an exemplary data model for asset data regarding a “Building” having a “Building Structure” that may be employed by the service platform system in accordance with disclosed embodiments of the present disclosure, and on the right hand side an exemplary layout of a building depicting attributes that may be used to define the “Building Structure”;

FIG. 6 illustrates an exemplary approach that may be employed by the service platform system in accordance with disclosed embodiments of the present disclosure for structuring asset data by market categories of buildings, corresponding building types and building attributes;

FIG. 7 depicts an example of the asset data structure shown in FIG. 6 for one building type;

FIG. 8 illustrates on the left hand side an exemplary data model for asset data regarding a “Building” having a “Technical Infrastructure” that may be employed by the service platform system in accordance with disclosed embodiments of the present disclosure, and on the right hand side an exemplary layout of an air handling unit (AHU) employed in an HVAC system of building where the AHU depicts components and component attributes that may be used to define the “Technical Infrastructure”;

FIG. 9 illustrates exemplary data types, value types, and series types for performance data that may be employed and managed by the service platform system in accordance with disclosed embodiments of the present disclosure;

FIG. 10 illustrates a schematic diagram showing an exemplary link between asset data and performance data corresponding to a space within a building as recognized and managed by the service platform system in accordance with disclosed embodiments of the present disclosure;

FIG. 11 illustrates a further schematic diagram showing an exemplary link between asset data and performance data corresponding to an air handling unit (AHU) within a building as recognized and managed by the service platform system in accordance with disclosed embodiments of the present disclosure;

FIG. 12 illustrates an example for structuring technical infrastructure and related performance data that may be employed by the service platform system in accordance with disclosed embodiments of the present disclosure;

FIG. 13 illustrates a further example for structuring technical infrastructure and related performance data that may be employed by the service platform system in accordance with disclosed embodiments of the present disclosure;

FIG. 14 illustrates exemplary function blocks for data connection administration, data provisioning and integration, managing asset data, and managing performance data that may be implemented in the management system and employed by the service platform system in accordance with disclosed embodiments of the present disclosure;

FIG. 15 illustrates an exemplary block diagram depicting improvement activity data that may be generated and man-

aged by the service platform system in accordance with disclosed embodiments of the present disclosure;

FIG. 16 illustrates an exemplary IT architecture diagram that may be employed by the service platform system in accordance with disclosed embodiments of the present disclosure;

FIG. 17 illustrates an exemplary schematic diagram of a management system for providing optimization and/or improvement measures for one or more buildings in accordance with disclosed embodiments of the present disclosure;

FIG. 18 illustrates a first exemplary flow diagram depicting a process in e.g. a management system for providing optimization and/or improvement measures for one or more buildings in accordance with disclosed embodiments of the present disclosure;

FIG. 19 illustrates on the left hand side an exemplary data model for asset data regarding a building to which rules for providing improvement measures shall be applied, and on the right hand side the mapping of the exemplary data model into a suitable implementation tree-structure;

FIG. 20 illustrates an exemplary layout diagram of the air handling unit AHU(1) specified in the exemplary data model of FIG. 19;

FIG. 21 illustrates a table comprising the input parameters of the NIST APAR Rule 5 “Outside air temperature to warm for economic cooling”;

FIG. 22 illustrates an example for determining the mode of operation for the exemplary air handling unit of FIG. 20;

FIG. 23 illustrates a table depicting exemplary modes for operating an air handling unit and rules assigned to the respective modes;

FIG. 24 illustrates an exemplary visualization window for showing the results of applying one or more rules; and

FIG. 25 illustrates a second exemplary flow diagram depicting a process for providing optimization and/or improvement measures for one or more buildings in accordance with disclosed embodiments of the present disclosure.

FIG. 26 depicts a flowchart of a process in accordance with disclosed embodiments.

FIG. 27 illustrates some components of a management system in accordance with disclosed embodiments.

FIG. 28 illustrates an example of a display output and user interface in accordance with disclosed embodiments.

DETAILED DESCRIPTION

The disclosed integrated approach to energy & sustainability provided by the management system embodiments disclosed herein in accordance with features and aspects of the present disclosure will maximize energy efficiency, minimize utility expense and enhance the sustainability of such buildings. Because buildings consume 41% of energy worldwide and produce 21% of CO₂ emissions, reductions in building energy usage have a substantial impact on an organization's carbon footprint. The integrated approach employed by the disclosed embodiments of management systems is flexible and scalable, so it can be tailored to the customer's individual situation. Various embodiments include systems and methods for fault analysis and prioritization.

In one embodiment, the integrated approach comprises several phases or aspects:

Strategy & Planning

Developing actionable, strategic plans that meet customer's (e.g. building owners) legislative and corporate mandates and energy and sustainability goals. The phase begins with transparency with the energy and sustainability totals of

the customer's one or more buildings and infrastructure components before the integrated approach employed by the disclosed embodiments of present disclosure are provided; this phase results in an understanding of where the respective customer is today and the generation of a corresponding baseline recognized by the disclosed embodiments of management systems for implementing the integrated approach described in detail herein (the "Baseline").

During this phase, identifying the customer's return on investment and funding requirements may also be a factor captured as part of the Baseline.

Evaluation & Assessment

Using the established strategies and plans as a guide, it is possible to identify improvement areas, financial options and available utility incentives and then calculate the financial metrics (collectively "Assessments") via management systems disclosed herein. Improvement areas comprise e.g. spaces or areas of a building, or technical areas (heating, ventilation, etc.) of the building or building management areas (e.g. selection of energy supplier).

Such Assessments become the roadmap for program implementation for management systems suited towards the customer's one or more buildings in accordance with the disclosed embodiments.

Program Implementation

Program implementation of such management systems consistent with features and aspects of the present disclosure enable tracking and tracing records (e.g. logged historical asset data and respective performance data), delivering the respective projects and solutions on time, within budget and at the quality level the respective customer needs.

Ongoing Services & Optimization

By continually improving the Baseline, management systems consistent with the present disclosure maintain or exceed the customer's investment return goals. Advantageously a backward and forward capability history is strong proof to stick with a customer for the life of his buildings and infrastructure.

Measurement & Reporting

Deploying information management technology via management systems consistent with the present disclosure ensures savings goals are met and further improvements are identified. Features and/or deliverables of such management systems comprise monitoring, measuring/quantifying and reporting on performance of identified assets of the customer's buildings.

Throughout each of the five phases, continuous data analysis may be conducted via management systems consistent with the present disclosure to advantageously deliver value to the respective customers.

In order to deliver optimal results for the customer (e.g. building owner or building operator or Facility Manager), an important integration between energy efficiency, energy supply and sustainability preferably takes place in each of the five phases.

To achieve the above mentioned building performance goals, a management system consistent with the present disclosure employs computer equipment (e.g. processor(s), input/output devices, memory, communication infrastructure such as or including the Internet) with respectively adapted software (e.g. word processor(s), spreadsheet(s), database(s)) as described in further detail herein.

Advantageously, each database employed in the management systems may be an in-memory database and/or optimized for time series handling.

The conventional management systems available nowadays are restricted either to asset management or to perfor-

mance data management. Today's asset management systems are using as performance data only highly aggregated data (e.g. in monthly or daily resolution).

On the other hand, conventional performance data management systems typically use only time series related assets for specific data points (e.g. meters, sensors) and do not comprise overall building infrastructure asset data.

An advantage of various embodiments is provided in the disclosed management systems that include a combination of a comprehensive asset management system with a comprehensive performance data management system based on a fine granularity of the performance data. This enables the management system to provide or generate benchmarking and/or improvement measures for a holistic building performance optimization.

A combined asset management and performance data management system for providing optimization measures for one or more buildings can include the following functionality. This functionality is provided by a computerized system having suitable hardware (input devices, output devices, data storage media, processing means, communication means, etc.) and software (rule engine, dash-boarding, data analytics, etc.).

Advantageous functionality and/or business functions for providing optimization measures for one or more buildings are:

Dashboard

Detailed Description:

Dashboard view: A compilation of data visualizations that present key performance indicators in a simplistic navigational environment.

Widget: A relatively simple and easy to use mini-application that is a component of a larger software application.

Standard dashboard view: A standardized view of widgets that can be designed by country admins and assigned to customers. Customer users would not be able to edit the standard dashboard view because they are not the respective owner.

Personalized dashboard view: A customized view according to customer needs and/or preferences.

This business function visualizes data in different graphical formats. It covers the following areas

Predefined visualization elements (e.g. pie charts, histogram, . . .)

Configuration of which data is visualized in which format

Store this configuration (views) for different uses (global, internal, role-specific, customer-specific)

Edit/Delete views; Visualize views

Users can configure their own preferred views and save as standard or additional views

Drill-down/filtering on data; add data to visualization, e.g. forecast to measured data

Selection of units and conversion between units

Visualize alerts, recommendations, and activities

Data Input:

Performance data

All data in all formats and types

Asset data

All data in all formats and types

Improvement activity data

Improvement Goals

Applied Improvements

Improvement Execution

Scheduling data

All data

Service Performance Data

US 10,289,107 B2

7

Data Output:
Views (i.e. Charts, Widgets, Maps)

Strategy

Detailed Description:

This business function supports to the definition of a customer strategy and the goals/objectives that are to be achieved, identifies the current condition vs. the objectives to show the “Gap” that requires management attention, identifies and prioritizes actions, services and projects that can be undertaken to achieve the objectives, and ultimately serves to help visualize the strategy.

Aspects Regarding the Strategy:

Capturing and analysis of initial situation: Provide resource consumption, cost and emission overviews by various views (organization, region, building/production etc.) and drill-down by area (building, production, transport, supply chain, travel and others) and by resource type (energy, water, air, . . .)

Capture and store data

Select relevant KPIs from KPI catalogue

Analyze performance of selected assets

Manage KPI catalogue

Establish a Baseline condition

Definition of Targets and Selection of Improvement Areas

Break down sustainability and energy targets (e.g. in terms of cost, consumption, carbon emissions, capital investment (constraints) and risk associated with achieving the objectives)

Gap analysis: Compare Baseline condition with strategic goals

Identify Improvement Opportunities and Build Implementation Plan

Access and select typical performance improvement areas

Build scenarios including confidence intervals: Show impact of scenario and visualize through abatement curves

Create and manage improvement programs

Create and manage improvement projects

Initialize Measurement & Verification and continuous monitoring and assessment (function Monitoring)

Document Scope of Scenario (e.g. List of Included Optimization Measures, Investments Required by Country/Organization, Etc.)

Create proposal documents

Alignment with customer service packages

Remarks:

It can be important that all components of the strategy for supply, demand (operational efficiency) and carbon emissions be able to be linked and visualized but that there is not a requirement to link all elements (i.e. it can be tailored to the customer needs and interests and does not become cumbersome to apply)

One of the key overarching design considerations should be to create a strategy module that links supply, demand and sustainability and creates a world class visualization of the strategy and implementation to support strategic relationships and customer buy-in.

Data Input:

Performance Data

Resources and Emissions: Volume & Costs; Historical, Forecasted, Target/Budget & Benchmark Values

Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values

Supporting information (prices, weather, . . .)

Business relevant information (occupation, . . .)

Overall cost, consumption, carbon or sustainability goals or commitments

8

Asset Data

Company, site, building, . . . system, sub-system
Overlay

Improvement Activity Data:

Improvement Catalogue including building usage/occupancy and production process opt. measures

KPI Catalogue

Data Output:

Asset and performance data stored in the database
Overall cost, consumption, carbon or sustainability goals or commitments

KPI catalogue

Improvement programs/projects/measures

Configurable documents in MS Word format containing compare graphs of assets, Baseline condition, improvement targets, improvement potential, scenario information, abatement curves, improvement programs/projects/measures

Potential Roles Using this Functionality:

Energy Consultant

Sustainability Consultant

Sales persons

Facility Manager

Business Manager

Financial Manager/CxO

Chief Sustainability Officer (CSO)

Sustainability Manager

EHS/Compliance Manager

30 Improvement Management

Detailed Description:

This business function provides the following functionality for the service groups sustainability, energy supply and operational efficiency

Create improvement programs and projects

Add and customize improvement measures

Track improvement measures implementation

Track improvement measures to verify performance improvements

Generate reports

Manage improvement measures catalogue

Provide a high level program overview

Data Input:

Performance data

Asset data

Improvement Activity Data: Improvement Catalogue including building usage/occupancy and production process opt. measures

Data Output:

Customized improvement measures and projects

Reports in MS Word, PDF, Excel or online Reporting

Improvement measure templates

Potential Roles Using this Feature:

Energy Consultant

Sustainability Consultant

Energy Engineers (On-Site)

Energy Engineers (Remote)

Facility Manager

Real Estate Manager

Business Manager

Site Manager

Plant Manager

Sustainability Manager

EHS/Compliance Manager

Energy Efficiency Monitoring**Detailed Description:**

This business function supports continuously monitoring of performance data and the generation alerts for the purpose of optimizing operational efficiency. It comprises the following steps

Calculate KPIs (Key Performance Indicators) based on performance data and assets

Compare KPIs and trend data to historical data and existing budget values; Identify out of the ordinary events/KPIs/trends

Create rules to identify out-of-ordinary events, trends, patterns, thresholds etc.

Alert the user about such events/KPIs/trends by displaying alarms/warnings or dashboards views

Examples for Operational Efficiency KPI are:

Alarms by buildings

Average downtime

Data Input:

Performance data

Resources: Volume & Costs; Historical, Forecasted & Target/Budget Values

Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values

Supporting information (weather, prices, . . .)

Asset Data**Data Output:**

Performance data

Condition Information: Event

KPIs relevant to operational efficiency

Energy Supply Monitoring**Detailed Description:**

This business function monitors energy supply data and generates alerts for the purpose of enhancing energy supply situation. The overall objective is to provide an analysis and monitoring tool that enables our operations and procurement team to flag anomalies in our energy supply data, focus our resources on issues/opportunities associated with those anomalies thereby providing more value to the customer, better customer service and higher degree of confidence while improving the supplier's resource efficiency.

Typical Use Cases are

Calculate KPIs based on energy supply data

Calculate trends for energy market prices for all relevant energy market indices and/or availability, cost and quality (i.e. reactive power) of own on-site generated energy

Compare KPIs and trend data to historical data and existing budget/forecast values; Identify out of the ordinary events/KPIs/trends (for energy supply cost and volume)

Check current/future market prices against customer defined values and/or risk management policy (e.g. in order to trigger a specific procurement or hedging action for a customer)

Create rules to identify out-of-ordinary events, trends, patterns, thresholds etc.

Alert the user about such events/KPIs/trends by displaying alarms/warnings and enable certain customizable alerts for proactive customer notification

Examples for Energy Supply KPI are:

Cost of MWh of energy (electricity, gas, oil, others)

Share of renewable energy

Energy price volatility market versus own

Data Input:

Performance Data

Utility bill data

Energy supply contract data

Risk policy information

Resources: Energy costs & volume (measured at customer site (meter) and provided by utility (invoices))

Prices—energy market price data

Historical, Forecasted, Target/Budget, and Benchmark values

Asset data

Data Output:

Condition Information: Events, alerts & triggers for actions

KPIs relevant to energy supply

Potential Roles Using this Function:

Consultants, account managers and analysts

Energy buyers

Risk Management

Real Estate Mgr

Facility Mgr

Business Mgr

Site Mgr

Plant Mgr (Factory Responsible)

Supply chain manager (Energy procurement)

Corporate energy manager

Financial Manager/CFO

Sustainability Monitoring**Detailed Description:**

This business function supports continuously monitoring of performance data and the generation alerts for the purpose of optimizing sustainability. It comprises the following steps

Calculate sustainability KPIs based on performance data and assets

Compare KPIs and trend data to historical data and existing budget values; Identify out of the ordinary events/KPIs/trends

Create rules to identify out-of-ordinary events, trends, patterns, thresholds etc.

Alert the user about such events/KPIs/trends by displaying alarms/warnings or dashboards views

Examples for Sustainability KPI are:

GHG per sqm, per employee, per bed (hotel, hospital), production unit

Water liter per sqm, per employee, per bed (hotel, hospital), production unit

Waste kg per sqm, per employee, per bed (hotel, hospital, production unit)

Data Input:

Performance data

Emissions: Volume & Costs; Historical, Forecasted & Target/Budget Values

Resources: Volume & Costs; Historical, Forecasted & Target/Budget Values

Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values

Asset data

Data Output:

Performance data

Condition Information: Event

KPIs relevant to sustainability

Potential Roles Using this Function:

Consultants

Chief Sustainability Officer (CSO)

Sustainability Managers

EHS Organization

Facility Manager

Energy Efficiency Reporting

Detailed Description:

A report shows a static overview of selected values and information (e.g. problems, consumption, generation, storage) of all media, time series and external contents. Reports can be displayed as screens (e.g. HTML) or as documents (e.g. PDF, DOCX). Generates screens or electronic documents for presenting local and enterprise wide building operation information, e.g. specific report on energy consumption and energy generation. Aggregates and shows financial figures related to energy usage/saving or maintenance for a whole enterprise/one site

There are 3 Different Kinds of Reporting Types:

1. Generic, fix formatted standard reports for specific use cases
2. Freely configurable ad hoc reports
3. Documents including bigger portion of text content and have to be conform to legal, national or customer guidelines

Examples are:

Energy Flow Diagram: Showing an overview of the energy flows of the current situation or based on historical data (e.g. Sankey Diagram)

Reports an Overview of Control Performance efficiency KPI's normalized for all vendors includes non BT-disciplines (elevators, . . .) KPI's are not all technical consider people flow, occupancy, core process

Examples for Operational Efficiency KPI are:

- Alarms by buildings
- Average downtime

Data Input:

Performance data

Resources: Volume, Costs & Quantity; Historical, Forecasted & Target/Budget,

Benchmark Values Condition Information: Condition Values

Historical, Forecasted & Target/Budget, Benchmark Values

Business related Info: Measured or Counted Quantities; Historical, Forecasted & Target/Budget, Benchmark Values

Asset data

Improvement Activities Data

Data Output:

Reports as widgets or documents with graphs and tables relevant to operational efficiency

Energy Supply Reporting

Detailed Description:

A report shows a static overview of selected values and information (e.g. problems, consumption, generation, storage) of all media, time series and external contents. Reports can be displayed as screens (e.g. HTML) or as documents (e.g. PDF, DOCX). Generates screens or electronic documents for presenting local and enterprise wide building operation information.

Aggregates and shows financial figures related to energy usage/saving or maintenance for a whole enterprise/one site

There are 3 different kinds of reporting types:

1. Generic, fix formatted standard reports for specific use cases
2. Freely configurable ad hoc reports
3. Documents including bigger portion of text content and have to be conform to legal, national or customer guidelines

Examples are:

Report a compilation of all energy costs, energy consumption and energy generation.

Data Input:

Performance data

Resources

Volume, Costs, Physical quantities

Historical, Forecasted, Target/Budget, Benchmark values

Asset data: Buildings, Overlay

Improvement activity data

Contract Data

Data Output:

Reports as widgets or documents with graphs and tables relevant to operational efficiency.

Sustainability Reporting

Detailed Description:

A report shows a static overview of selected values and information (e.g. problems, consumption, generation, storage) of all media, time series and external contents. Reports can be displayed as screens (e.g. HTML) or as documents (e.g. PDF, DOCX). Generates screens or electronic documents for presenting enterprise wide emissions and environmental information (e.g. all types of energy, water, waste and air). Allow to compare/select from different calculation/segmentation methods (e.g. GRI, CDP, Kyoto etc.)

There are 3 different kinds of reporting types:

1. Generic, fix formatted standard reports for specific use cases
2. Freely configurable ad hoc reports
3. Documents including bigger portion of text content and have to be conform to legal, national or customer guidelines

Examples are:

Reports showing the environmental compliance of a whole enterprise/site (e.g. for tax or certification purpose to external and governmental authorities).

Evaluate and report the current energy/GHG footprint of a product.

Aggregate and show financial figures related to GHG production/reduction.

Data Input:

Performance data

Resources: Volume, Costs & Quantity; Historical, Forecasted & Target/Budget, Benchmark Values

Emissions, Waste, Water waste: Volume, Cost, Historical, Forecasted & Target/Budget, Benchmark Values

Business related Info: Measured or Counted Quantities; Historical, Forecasted & Target/Budget, Benchmark Values

Asset data

Improvement Activities Data

Data Output:

Reports as widgets or documents with graphs and tables relevant to operational efficiency

Service Transparency Reporting

Detailed Description:

This business function brings transparency to customers or suppliers: It enables a supplier to provide an overview to the customer showing services provided/conducted by the supplier for the specific customer/building. The reports show a static overview of selected values and information (e.g. problems, consumption, generation, storage) of all media, time series and external contents.

The Requirements Include:

Define, build and maintain reports (report type 1-2) and documents (report type 3)

Run/administrate reports

Advantageously harmonizing with ‘Reporting’ functions.

5

Data Input:

Asset data: Buildings, technical infrastructure, building structure

Performance Data

Improvement Activities Data

10

Data on service activities

Data Output:

Reports as widgets or documents with graphs and tables relevant to service transparency

15

Potential Roles Using this Function:

Sales representatives and consultants

Real Estate Manager

Facility Manager

Supply Chain Manager

Business Manager

Site Manager

Plant Manager (Factory Responsible)

Common Reporting**Detailed Description:**

Common reporting covers all reporting activity that is not related to Energy Efficiency, Energy Supply and Sustainability. It also does not cover service transparency reporting. This includes reports of asset data structure, reports of logs e.g. from Data Provisioning and Integration and other

30

The Requirements Include:

Define, build and maintain reports (report type 1-2) and documents (report type 3)

Run/administrate reports

35

Data Input:

Asset data: Buildings, technical infrastructure, building structure

Performance Data

Data on service activities

40

Data Output:

Reports as widgets or documents with graphs and tables relevant to service transparency

Potential Roles Using this Function:

Sales representatives and consultants from

45

Real Estate Manager

Facility Manager

Supply Chain Manager

Business Manager

Site Manager

Plant Manager (Factory Responsible)

Energy Efficiency Benchmarking**Detailed Description:**

Compare objects (whole enterprises, sites, buildings, equipments with other similar objects or specific references figures regarding selected Operational efficiency KPIs (Key Performance Indicators). The following steps are included:

55

Classify asset objects

Select asset objects and operational efficiency KPIs to benchmark

60

Manage internal operational efficiency benchmark reference database

Select operational efficiency benchmark reference (from external and/or internal reference database/service)

65

Create operational efficiency KPI comparison reports

Identify improvement areas for operational efficiency

Data Input:

Performance data

Resources: Volume, Costs & Quantity; Historical,

Forecasted & Target/Budget, Benchmark Values

Condition Information: Condition Values

Historical, Forecasted & Target/Budget, Benchmark

Values

Business related Info: Measured or Counted Quantities;

Historical, Forecasted & Target/Budget, Benchmark

Values

Asset data, Buildings, Building Structure, Technical Infrastructure, Overlay

Data Output:

Compare Reports, dashboards widgets or documents with graphs and ranking diagrams relevant to energy supply optimization

Potential Roles Using this Function:

Consultants

Business Manager

Real Estate, Facility, Site Manager

Plant Manager (Factory Responsible)

Supply Chain Manager (Proc)

Energy Supply Benchmarking**Detailed Description:**

Compare objects (whole enterprises, sites, buildings, equipments with other similar objects or specific references figures regarding selected energy supply KPIs. The following steps are included:

Classify asset objects

Select asset objects and energy supply KPIs to benchmark

Manage internal energy supply benchmark reference database

Select energy supply benchmark reference (from external and/or internal Reference Database/Service)

Create energy supply KPI comparison reports

Identify improvement areas for energy supply Energy supply KPI examples are: cost per unit produced, actual cost vs budgeted/hedge cost, hedge prices vs market, market to market, etc.

Data Input:

Performance data

Resources: Volume, Costs & Quantity; Historical,

Forecasted & Target/Budget, Benchmark Values

Condition Information: Condition Values

Historical, Forecasted & Target/Budget, Benchmark

Values

Business related Info: Measured or Counted Quantities;

Historical, Forecasted & Target/Budget, Benchmark

Values

Asset data, Buildings, Building Structure, Technical Infrastructure, Overlay

Data Output:

Compare Reports, dashboards widgets or documents with graphs and ranking diagrams relevant to energy supply optimization

Potential Roles Using this Function:

Consultants

Energy buyers

Energy engineers

Business Manager

Real Estate, Facility, Site Manager

Plant Manager (Factory Responsible)

Supply Chain Manager (Proc)

Sustainability Benchmarking**Detailed Description:**

Compare objects (whole enterprises, sites, buildings, equipments with other similar objects or specific references figures regarding selected sustainability KPIs. The following steps are included:

15

Classify asset objects
Select asset objects and Sustainability KPIs to benchmark
Manage internal sustainability benchmark reference data-base
Select sustainability benchmark reference (from external and/or internal Reference Database/Service) 5
Create sustainability KPI comparison reports
Identify improvement areas for enhancing sustainability
Data Input:
Performance data 10
Resources: Volume, Costs & Quantity; Historical, Forecasted & Target/Budget, Benchmark Values
Condition Information: Condition Values
Historical, Forecasted & Target/Budget, Benchmark Values 15
Business related Info: Measured or Counted Quantities; Historical, Forecasted & Target/Budget, Benchmark Values
Asset data, Buildings, Building Structure, Technical Infrastructure, Overlay 20
Data Output:
Compare Reports, dashboards widgets or documents with graphs and ranking diagrams relevant to energy supply optimization 25
Potential Roles Using this Feature:
Consultants
Business Manager
Real Estate, Facility, Site Manager
Plant Manager (Factory Responsible)
Supply Chain Manager (Proc) 30
Sustainability Auditing
Detailed Description:
The sustainability auditing functions includes the following enterprise wide steps for emissions, waste, and waste water: 35
Managing auditing checklist library for sustainability
Manage sustainability customer questionnaires
Execute sustainability audits
Manage sustainability audit tasks
Create sustainability audit reports 40
Energy Efficiency Auditing
Detailed Description:
The Operational Efficiency auditing functions includes the following enterprise wide steps for operational efficiency: 45
Manage auditing checklist library for operational efficiency
Manage energy efficiency customer questionnaires
Execute operational efficiency audits
Manage energy efficiency audit tasks 50
Create operational efficiency audit reports
The target is to provide a company wide standardized approach and a comprehensive list to improve the auditing process
Simulation
Detailed Description:
This business function describes the creation and use of simulations that help to understand and enhance business and engineering performance in all three fields: Sustainability, operational efficiency and energy demand. Simulation and equation-solving capabilities are relevant to performance analytics of systems, equipments, and components that can be described with various equations. 55
To meet the requirements regarding analytical capabilities and algorithms this function needs to allow (and might be realized by) connecting/integrating a technical computing or

16

simulation environment (e.g. MATLAB, ENERGY+ (Building Load), and other 3rd party simulation tools) with the service platform.
It would include the following requirements:
1. Create simulation model
a. Building modeling for energy use and (GHG) emissions
b. Modeling of customer core process, (e.g. production, hotel guests, occupancy, patients . . .)
1. Building Occupancy Information Handling
2. Core Process Information Handling
2. Execute simulation
3. Manage simulation models
Non Functional Requirements to Simulation:
System needs to be able to be extend accordingly to future need
System needs to be kept up to date regarding the newest versions of algorithms and mathematical capabilities.
Examples for Simulation are
Calculation of annual energy savings of a night-time load shifting application
Performance analysis of a fan that uses static pressure strategy such as Demand Flow-VAV
Simulation of cooling coil with variable supply water temperature using lumped-capacitance model
Simulation of a room thermal performance that uses both variable temperature and flow using lumped-capacitance model
FDD of a cooling equipment using Physics Based modeling approach
Data Input:
Performance data:
Historical, Forecasted & Target/Budget Values for:
Emissions: Volume & Costs;
Resources: Volume & Costs;
Business related Info
Asset data
Data Output:
Simulation results/reports/models
Cost Management
Detailed Description:
This Function Consists of Three Requirements:
1. Calculate cost based on performance data and price/cost calculation models
2. Allocate these costs to internal cost centers of the customer
3. Prepare the allocated cost data in such a way that they can be transmitted to an ERP or billing system or as a report to processing for formal internal/external billing
Associated reporting is covered by function "Energy Supply Reporting".
Example: Audit Report that enables the users to ensure that the allocated costs or consumption volumes are netted to the sum total by asset, utility meter, by aggregate invoice etc. This feature is a quality check to ensure the allocations are properly applied and that the net out is as anticipated
Remark: The idea behind this module is to gather information which is stored (and linked to assets) in the service platform and calculate/prepare the related cost, in that way, that they could be transferred into our customer's ERP. The customer would need this information either to distribute the overall cost (e.g. of energy consumption) to charge cost centers in his own organization or to charge them to outside organization (e.g. in the case of a facility manager that pays the energy for a whole site, that he services, and charges them afterwards to all his customers on this site). 65

Remark regarding release plan: Costs could be either calculated through models or are provided by bill/invoice information.

Data Input:

Performance data

Resources and Emissions: Costs and Volumes; Historical, Forecasted, Target/Budget & Benchmark Values

Supporting Info: Exchange Rates

Asset data

Buildings

Overlay

Contract data (e.g. pricing)

Data Output:

Costs

Potential Roles Using this Function:

Sustainability and energy consultants

CoC

Real estate organization

Business Manager

Facility/Site Manager

Program Manager

Financial Analyst/Manager

Bill Management

Detailed Description:

Bill Management provides workflows to support the entire bill management process consisting of the following steps. A Bill Management workflow is preferably always linked to a service package.

1. Request outstanding invoices

30

2. Receive invoice data electronically for auto-upload into data system or manually enter invoice details

3. Invoice validation and analysis

4. Exception management

5. Store invoice data in system

35

6. Invoice payment

7. Reporting

The system preferably provides a possibility for confirmation/validation one step has been completed and hand over to the next step. Invoices that are unable to be processed (Example: account does not exist in the system), results in a “problem bill” that is handed over to the appropriate internal team for research and resolution (teams include: Setup, Production Analysis, Data Management, Data Capture, Document Management, Payment Management, Utility Analysis, Budget Analysis, Operations).

The system is preferably able to track stages of problem bill resolution, to include date stamping each time the invoice is handled/by whom and provide reporting on “pending” invoices (invoices that are not yet resolved). There are timelines to hold for the different steps within workflows. These trigger alarms if due. The system preferably supports prioritization of tasks to manage resources.

Terminology remark: The term “Invoiced Account” is used in a contractual context and is defined as a provider invoice that covers a specific service period for a specific number of meters and/or services. An invoiced account is typically for one service, but can be for multiple services (i.e. gas, electric, etc.) depending on the provider. These invoiced accounts are associated with a facility from a hierarchy perspective.

Note: There are provider Group Accounts, which is one account number that acts as the parent account to multiple children accounts and/or meters. It is possible to break these accounts out and process each individually; however, one need to ensure there is a link within the system to that Group Account number.

Energy Procurement/Hedging

Detailed Description:

This business function supports the energy procurement process and the hedging activities.

This function is closely supported by the function “Workflow Management” to keep the communication with customers and customer’s partners within the platform to have all information available in one system.

The function comprises procurement related requirements and risk management/hedging requirements.

Procurement requirements (handle the energy procurement and sales process directly with utilities, suppliers and aggregators):

Prepare procurement

Set up RFQ/RFP

Analyze bids and issue award

Review contract

Finalize deal

20 Risk Management/Hedging Requirements (Assure that Policies are Met and Support Efficient Hedging):

Capture and align risk/hedging strategy

Monitoring

Hedging activity

25 Data Input:

Service package information

Customer information

Corporate strategy (improvement programs/projects/measures)

Energy demand report

Contract data (customer with its partners)

Current supply chain information

Invoices

Planned initiatives

Hedging policy

Risk policy

Performance data

Resources: Volume & Costs; Historical, Forecasted, Target/Budget and Benchmark Values

Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values

Supporting Info: Others: energy prices (historic, spot, OTC, derivatives, basis, currencies, non-commodity cost components, taxes, etc.)

Condition Information: Notifications

Asset data

Buildings

Overlay

Data Output:

Contract details and parameters to contract

Complete procurement documentation

Procurement workflow (include all logs and communication)

Contract Documents (Master agreement, Confirmations, Amendments, etc.)

Hedges

Potential Roles Using this Feature:

Energy Procurement Manager

Consultants

Energy Manager

Supply Chain Manager (Procurement)

Site Operations Manager

Budgeting & Forecasting

Detailed Description:

This business function helps to forecast and budget enterprise-wide energy demand, emissions, waste and waste water and associated cost.

19

It Comprises the Following Steps.

1. Create forecasting model
2. Execute forecast
3. Allocate budget
4. Manage forecast model library
5. Sign off forecasts

This function is for precise short term forecasting as well as mid and long-term forecasting. The difference between those different forecast requirements lies within created models and execution but the here mentioned functionalities have to cover both.

Data Input:

Performance data:

- Historical, Forecasted & Target/Budget Values for:
 - Emissions: Volume & Costs;
 - Resources: Volume & Costs;
 - Business related Info

Asset data

Data Output:

Forecast and budget values for: energy demand, emissions, waste and waste water and associated costs

User Community/Social Media

Detailed Description:

This business function allows customers and service provider to interact with themselves and with each other using communities and social networks

Service provider employees/customer users share knowledge publicly or internally with other employees or personnel within their organization through social network (e.g. Social Cast)

Service provider employees/customer users share knowledge publicly or internally with other employees/ within their organization through Wiki

Chat between customer user and Service provider representative

Data Input:

Log in info, contact identification info

Data Output:

User generated content, e.g. posts, likes, followers, etc

Chat log (timestamp, content and participants)

Potential Roles Using this Function:

Supplier consulting and support

CxO

Energy manager

Sustainability Managers/Officer

Site/Building manager

EHS Organization

Facility Manager

Software & License Management

Detailed Description:

This business function ensures that customers use software according to license model (e.g. number of sites, users, computers, . . .), and allows the supplier to monitor its customers' installed base. This includes usage of on site as well as centrally hosted software.

The Following Functions Need to be Supported:

Manage software versions (transparency over installed base)

Activate, update or upgrade software (also reverse e.g. in case of compatibility issues)

Manage licenses

Data Input:

Software purchase data

Customer

Purchased Software

Type and number of licenses

20

Data Output:

- Software installed base
- Customer
- Version of software
- Usage (e.g. # of activated licenses)
- Updates and upgrades

Potential Roles Using this Function:

- Software developer
- Technical consultant (installation, maintenance, service)
- User activating software/IT department

Workflow Management

Detailed Description:

Workflows can be defined and provisioned for all applicable processes. It comprises of the following requirements

Workflow setup: Manage workflows that exist in the system

Workflow execution: Guide through workflow once it is started

Track workflow: Support overview and control mechanisms for active workflows

User Setup

Detailed Description:

Users have to be authenticated and authorized to access the solution and its modules. The entitlement of users should be based on roles. Functionality and data access is allowed or restricted depending on the role, hierarchy and organizational affiliation (incl. license).

Authentication should Support

SSO and strong authentication of user accounts

Strong password (periodic change and given security standards)

Configuration Consists of the Following Two Requirements:

Manage users

Manage authorizations and roles

User information and authorization parameters should preferably be managed and stored in a secure way (encrypted).

Data Input:

Customer (company) data

Data Output:

User data

User roles

User hierarchy

Authorization parameters

Manage Performance Data

Detailed Description:

This business function provides the following functionality:

Upload or update data: Acquire "raw" performance data via "Data Provisioning and Integration"

Manage performance data properties (e.g. categories, data types, value types, series types)

Extract data

Aggregate and calculate data

Enrichment of performance data

Normalize data

Ensure data quality

Manage data quality checks

Execute data quality checks

Execute data quality measures

For managing performance data the following two requirements should be generally applied (not described as a separate requirement)

Report successful data update (e.g. number of updated trends) Log all changes (who, when, what and status before and after the change).

<p>Data Input:</p> <ul style="list-style-type: none"> Raw performance data Asset data <p>Data Output:</p> <ul style="list-style-type: none"> Formatted, normalized, enriched and corrected performance data <p>Potential Roles Using this Feature:</p> <ul style="list-style-type: none"> Performance Data Specialist <p>Manage Asset Data</p> <p>Detailed Description:</p> <p>This business function provides the following functionality to manage asset data (this includes building data, building structure data and technical infrastructure data)</p> <p>Upload or update data: Acquire raw data information automated or by manual inputs via “Data Provisioning and Integration”</p> <p>Manage asset data properties</p> <p>Manage overlay structures</p> <p>Extract data</p> <p>Enrichment of asset data</p> <p>Normalize asset data</p> <p>Report asset structure</p> <p>Provide history</p> <p>Ensure asset data quality</p> <p>Manage data quality checks</p> <p>Execute data quality checks</p> <p>Execute data quality measures</p> <p>For managing asset data the following two requirements should be generally applied (not described as a separate requirement)</p> <p>Report successful data update (e.g. number of updated assets)</p> <p>Log all changes (who, when, what and status before and after the change)</p> <p>Manage Customer’s Contracts</p> <p>Detailed Description:</p> <p>This business function handles all information of contracts between the customer and his (3rd party) business partners that are relevant to the services that the supplier is supplying to the customer, like energy supply contracts of the customer with utilities, maintenance contracts with 3rd party service suppliers (for TIM) etc.</p> <p>It Consists of the Following Business Requirements:</p> <p>Maintaining the contract (create, edit, delete, assign to assets and types, . . .)</p> <p>Show contract information</p> <p>Data quality check and measures</p> <p>Manage remit information (if applicable)</p> <p>Data Input:</p> <ul style="list-style-type: none"> Procurement details Contract Documents Raw Contract Data Asset Data <p>Data Output:</p> <ul style="list-style-type: none"> Contract Documents Contract Data Asset Data Views of contracts, contract details, metrics <p>Potential Roles Using this Function:</p> <ul style="list-style-type: none"> Contract specialist Any ACS/CoC people dealing with 3rd party suppliers of the customer Energy Procurement Manager Consultants Procurement Facility Manager Energy Manager 	<p>Manage improvement Activity Data</p> <p>Detailed Description:</p> <p>As a prerequisite of improvement activities and during the improvement execution a managing of those improvement activity data is needed. One can distinguish between:</p> <ul style="list-style-type: none"> Improvement Catalogue Improvement Goals Applied Improvements Improvement Execution information <p>Document Management</p> <p>Detailed Description:</p> <p>This function should enable the supplier to:</p> <p>Manage any of kinds documents incl. versioning and sophisticated search functionalities</p> <p>Exchange documents within the company and outside of the company (with customers and external partners)</p> <p>Examples of documents would be: Contracts as pdf, Report as pdf, CAD/floor plans, maps, pictures, movies and other multimedia files, invoices in bill management, asset data sheets.</p> <p>Data Provisioning and Integration</p> <p>Detailed Description:</p> <p>Central collection of all data and import into the a Service Platform, including manual data entry as well as basic data validation and consistency checks as well as export/deployment of configuration data.</p> <p>The data connection itself is established by the function Data Connection Administration while this function covers the actual transfer of data.</p> <p>Data Input:</p> <ul style="list-style-type: none"> All Performance data All Asset data, Buildings, Building Structure, Technical Infrastructure, Overlay All input files <p>Data Output:</p> <ul style="list-style-type: none"> Structured and pre-validated performance, asset data, documents and other data <p>Potential Roles Using this Function:</p> <ul style="list-style-type: none"> Remote Operators System Specialists IT Specialists Real Estate Manager Facility Manager Business Manager Site Manager Plant Manager (Factory Responsible) <p>Data Connection Administration</p> <p>Detailed Description:</p> <p>Manage data connection and the access rights of connections with interfaces as well as remote connections incl. auditing and tracking of user activities using or managing those remote connections</p> <p>1. Configuration of connections to interfaces</p> <p>2. Manage connection access rights</p> <p>3. Configuration and use of remote user connections</p> <p>4. Audit user connection access</p> <p>This function establishes the data connection itself, the actual transfer of data is covered by the function Data Provisioning and Integration. There are three usage scenarios for connections:</p> <p>1. Transfer data (customer’s system into service platform)</p> <p>2. Remote access: The goal is to provide the on-site maintenance staff the best possible support by highly specialized experts located off-site either at own service organization or at third party service providers</p>
---	---

23

Automatic configuration of equipment from platform to building automation system (set point, scheduler, update control algorithm, . . .)

Data Input:

Asset data, customer data, address information, network information

User information, ID, Authentication

Data Output:

Access authorization parameters

Connectivity parameters (remote connection as well as connection with interfaces)

Access reports and audits

Potential Roles Using this Function:

Remote Operators

System Specialists

Energy Engineers

Real Estate Manager

Facility Manager

Site Manager

Plant Manager (Factory Response)

Customer Setup

Detailed Description:

A customer (also called client) is a company for a supplier provides services via the a Service Platform.

The customer setup comprises the following modules:

Manage customers: Create customer and manage general information

Manage customer service package: Add information regarding the contracts between the supplier and the customer

Managing general ledger: Enter general ledger information e.g. for bill management customers and link this to the service package

Manage customer's services: Add information regarding the contracts between the customer and its partners (e.g. with utilities) (advantageously covered by function "Manage Customer's Contracts")

Manage customer's users (advantageously covered by function "User Setup")

Remark: Advantageous approach: Asset will be linked to customer, not the other way around.

Customer's Partner Setup

Detailed Description:

This business function is dedicated to manage the information about customer's partners (current and potential, also called vendors etc., e.g. utilities) that are relevant for the services that the supplier offers to the customer. It consists of the following requirements:

Manage partners (general information)

Manage rates (e.g. enter utility tariff rates)

Rate partners

Data Input:

General information about customer's partner incl. address information, geographical area, type of services to be provided

Data Output:

Customer's partner information data incl. its rates and rating

Potential Roles Using this Function:

Any ACS/CoC people dealing with 3rd party suppliers of the customer

Energy buyers etc.

Procurement

24

Strategy—Capture and store data

Detailed Description:

This function serves as a initial step to support the gathering of data for the analysis to come and the capturing of the customer's overall targets

Use existing performance and asset data for preliminary analysis (if existing)

Enter asset and performance data for any asset type (supported by function "Data Provisioning and Integration")

Use audit functionality to capture and store missing performance and asset data (supported by 'Audit' functions)

Capture customer equipment which is frequently in use at customers' sites including key KPIs/values of this equipment type

Capture customer's overall targets along asset tree hierarchy (e.g. cost, consumption, carbon or sustainability goals or commitments that have been made that set forth the strategic objectives}

20 Data Input:

Performance data

Resources and Emissions: Volume & Costs; Historical, Forecasted, Target/Budget & Benchmark Values

Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values

Supporting information (prices, weather, . . .)

Business relevant information (occupation, . . .)

Overall cost, consumption, carbon or sustainability goals or commitments

Asset data

Company, site, building, . . . system, sub-system

Overlay

Improvement Activity Data:

Improvement Catalogue including building usage/occupancy and production process opt. measures

35 Data Output:

Asset and performance data stored in the database

Overall cost, consumption, carbon or sustainability goals or commitments

Potential Roles Using this Function:

Energy Consultant

Sustainability Consultant

Sales persons

Facility Manager

Business Manager

Financial Manager/CxO

Chief Sustainability Officer (CSO)

Sustainability Manager

EHS/Compliance Manager

Strategy—Select Relevant KPIs from KPI Catalogue

50 Detailed Description:

This requirement is especially relevant for initial (sales) contact with the customer. In an initial step, key numbers and performance indicators of the customer will be captured.

select asset type for that the KPIs should be captured

display KPI types relevant for this asset type

customize KPIs for that specific client

select KPIs that will be captured and stored for this asset

Data Input:

KPI catalogue

60 Data Output:

select KPIs that will be captured and stored for specific assets

Potential Roles Using this Feature:

Energy Consultant

Sustainability Consultant

Facility Manager

Business Manager

65

Financial Manager/CxO	
Chief Sustainability Officer (CSO)	
Sustainability Manager	
EHS/Compliance Manager	
Strategy—Analyze Performance of Assets	5
Detailed Description:	
Select assets to be analyzed (incl. enabling setup for overall Enterprise view and being able to drill down to specific market areas, organizational units, facilities, assets, etc.)	
For selected assets, analyze performance data by selecting value types, calculating and comparing performance indicators	
For selected asset types, define and store typical analysis (analysis version should be current)	15
Apply stored analysis on selected assets	
Provide access to benchmarks for defined KPIs: Compare captured KPIs with selected benchmark values (supported by ‘Benchmarking’ functions)	20
Sort and filter assets (e.g. sites, buildings, equipment) according to KPI and benchmark values to identify assets to focus for improvement	
Data Input:	
Performance data	25
a. Resources and Emissions: Volume & Costs; Historical, Forecasted, Target/Budget & Benchmark Values	
b. Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values	
c. Supporting information (prices, weather, . . .)	30
d. Business relevant information (occupation, . . .)	
Asset data	
a. Company, site, building, . . . system, sub-system	
b. Overlay	
Improvement Activity Data:	35
a. Improvement Catalogue including building usage/occupancy and production process opt. measures	
Data Output:	
Compare graphs	
KPIs	40
Sites, buildings and equipment to be focused for improvement	
Potential Roles Using this Function:	
Energy Consultant	
Sustainability Consultant	
Facility Manager	
Business Manager	
Financial Manager/CxO	
Chief Sustainability Officer (CSO)	45
Sustainability Manager	
EHS/Compliance Manager	
Strategy—Manage KPI catalogue	
Detailed Description:	
Create, delete, change KPI types to capture for different types of assets	55
Example: KPIs for Hospital Buildings, Hotel Buildings	
Data Input:	
Performance data	
a. Resources and Emissions: Volume & Costs; Historical, Forecasted, Target/Budget & Benchmark Values	60
b. Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values	
c. Supporting information (prices, weather, . . .)	
d. Business relevant information (occupation, . . .)	
Asset data	65
a. Company, site, building, . . . system, sub-system	
b. Overlay	

Improvement Activity Data:	
a. Improvement Catalogue including building usage/occupancy and production process opt. measures	
Data Output:	
KPI catalogue	
Potential Roles Using this Function:	
Energy Consultant	
Sustainability Consultant	
Strategy—Establish a Baseline Condition	
Detailed Description:	
Build a Baseline condition by projecting the historical and current condition forward incorporating known or expected business trends (without inclusion of projects that have not yet been implemented)	
Create new Baseline and specify field (e.g. energy: total cost of energy (TEC)) and assets	
Use forecast function to calculate Baseline (see function “Budgeting & Forecasting”) Remark: User a “do nothing” approach and incorporate business trends/macro changes of the environment	
Document underlying assumptions	
Aggregate Baselines along asset tree	
Data Input:	
Performance data	
Resources and Emissions: Volume & Costs; Historical, Forecasted, Target/Budget & Benchmark Values	
Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values	
Supporting information (prices, weather, . . .)	
Business relevant information (occupation, . . .)	
Asset data	
Company, site, building, . . . system, sub-system	
Overlay	
Data Output:	
Baseline: Probability distribution of potential future results (e.g. total energy cost)	
Potential Roles Using this Function:	
Energy Consultant	
Sustainability Consultant	
Facility Manager	
Business Manager	
Financial Manager/CxO	
Chief Sustainability Officer (CSO)	45
Sustainability Manager	
EHS/Compliance Manager	
Strategy—Break Down Sustainability, Energy and Efficiency Targets	
Detailed Description:	
Select and break down targets that have been captured within the function “Strategy—Capture and store data” to lower asset hierarchies (e.g. per region, per building, . . .)	
Modify targets	
Keep track on versions of targets and underlying assumptions	
Data Input:	
Performance data	
Resources and Emissions: Volume & Costs; Historical, Forecasted, Target/Budget & Benchmark Values	
Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values	
Supporting information (prices, weather, . . .)	
Business relevant information (occupation, . . .)	
Overall cost, consumption, carbon or sustainability goals or commitments	

Asset data	
Company, site, building, . . . system, sub-system	
Overlay	
Improvement Activity Data:	
Improvement Catalogue including building usage/occupancy and production process opt. measures	5
Data Output:	
Improvement targets for each asset type and improvement measure area	
Potential Roles Using this Function:	10
Energy Consultant	
Sustainability Consultant	
Facility Manager	
Business Manager	
Financial Manager/CxO	15
Chief Sustainability Officer (CSO)	
Sustainability Manager	
EHS/Compliance Manager	
Strategy—Gap analysis	20
Detailed Description:	
Identify, analyze and illustrate the difference between targets and forecast towards the client. This function should be possible to apply at various stages of the whole strategy definition, e.g. as a overall analysis of Baseline and overall targets or as a detailed analysis including improvement areas	25
Identify gap: Pull together target and forecast/Baseline information to identify the difference between the given goals and the Baseline (“do nothing approach”) and incorporate the elements of cost, demand, risk/uncertainty, emissions and other pre-defined KPI’s	30
Analyze gap: Display potential impact of measures by categories (e.g. by improvement area) to close the gap	
Aggregate information along asset tree/organizational structures	35
Illustrate information: Provide strong visualization of the gap analysis	
Data Input:	
Performance data	
Resources and Emissions: Volume & Costs; Historical, Forecasted, Target/Budget & Benchmark Values	
Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values	
Supporting information (prices, weather, . . .)	45
Business relevant information (occupation, . . .)	
Improvement targets for each asset type and improvement measure area	
Asset data	
Company, site, building, . . . system, sub-system	50
Overlay	
Improvement Activity Data:	
Improvement Catalogue including building usage/occupancy and production process opt. measures	55
Data Output:	
Information and visualization of difference between targets and Baseline	
Potential Roles Using this Function:	
Energy Consultant	
Sustainability Consultant	
Facility Manager	
Business Manager	
Financial Manager/CxO	60
Chief Sustainability Officer (CSO)	
Sustainability Manager	
EHS/Compliance Manager	

Strategy—Access and Select Typical Performance Improvement Areas	
Detailed Description:	
Display typical performance improvement areas for selected enterprise and asset type	
Select one or many of these typical improvement areas and display related improvement measures	
Data Input:	
Performance data	
Resources and Emissions: Volume & Costs; Historical, Forecasted, Target/Budget & Benchmark Values	
Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values	
Supporting information (prices, weather, . . .)	
Business relevant information (occupation, . . .)	
Asset data	
Company, site, building, . . . system, sub-system	
Overlay	
Improvement Activity Data:	
Improvement Catalogue including building usage/occupancy and production process opt. measures	
Data Output:	
Improvement potential for each asset type and improvement measure area including supply management, operational efficiency and carbon reduction/sustainability	
Potential Roles Using this Function:	
Energy Consultant	
Sustainability Consultant	
Facility Manager	
Business Manager	
Financial Manager/CxO	
Chief Sustainability Officer (CSO)	
Sustainability Manager	
EHS/Compliance Manager	
Strategy—Build Scenarios	
Detailed Description:	
Build scenarios to show impact of scenario in terms of energy cost reduction, investment and financial performance indicators (payback, IRR, etc.), include confidence intervals and visualize the prioritization of the recommendations, the details of the recommendations, and their impact on the strategic objectives	
Define a scenario including target/budget values	
Model definition and calculation	
Flexibility to create and calculate models for all types of customers and assets (buildings and equipment) for estimating impacts of improvement programs and measures (for each improvement measure there can be impacts for domains (supply, demand, sustainability))	
Ability to connect to an external modeling tool by providing necessary information to that tool and collect the results back	
Ability to simulate multiple programs to assess cumulative impact	
Remark: This include the same KPI/normalization functionality as e.g. for benchmarking	
Add additional customer’s projects (could be already planned/already running) to the overall picture	
Select improvement measures and estimate their potential	
Select applicable improvement areas by customer’s characteristics/vertical markets/domains (supply (e.g. sourcing or hedging, demand, sustainability))	
Select improvement measures out of selected improvement areas guided by customer’s characteristics/vertical markets	

Display the improvement potential for selected assets (e.g. sites, buildings, equipment) based on model calculation

Aggregate improvement potential for any selected asset hierarchy level (floor, building, campus, enterprise etc.)

Ability to input specific or estimated improvement impact for customized improvement measures

Create abatement curves to provide strong visualization of scenarios

Create and display different scenarios for selected assets with different improvement measures to compare effects of different combinations

Store these scenarios

Provide cost abatement curve for a scenario and be able to compare scenarios in terms of cost reduction, capital investment, carbon reduction, risk reduction and other customizable KPI's (i.e. cost per sq ft, kWh per sq ft etc.).

Pull information of Gap analysis into visualization to set targets/restrictions

It can be important to have strong visualization capabilities for abatement curves and be able to customize the graphics to tell the strategic story and drive home key messages. e.g. mouse-over improvement measure to show high level profile, drag and drop improvement measures to customize abatement curve

Data Input:

- Performance data
- Resources and Emissions: Volume & Costs; Historical, Forecasted, Target/Budget & Benchmark Values
- Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values
- Supporting information (prices, weather, . . .)
- Business relevant information (occupation, . . .)

Asset data

- Company, site, building, . . . system, sub-system
- Overlay

Improvement Activity Data:

- Improvement Catalogue including building usage/occupancy and production process opt. measures

Data Output:

- Improvement potential for each selected assets and total potential for the enterprise
- Scenario with improvement areas and focus assets
- Abatement curves for strong visualization

Potential Roles Using this Function:

- Energy Consultant
- Sustainability Consultant
- Facility Manager
- Business Manager
- Financial Manager/CxO
- Chief Sustainability Officer (CSO)
- Sustainability Manager
- EHS/Compliance Manager

Strategy—Create and Manage Improvement Programs

Detailed Description:

- Add, modify and remove improvement programs at enterprise and/or any asset level down to buildings
- Display and change previously created improvement programs

Explanation: An improvement program can be the implementation of a previously defined whole improvement scenario and consists of more than one improvement project, which itself is the realization of one or several improvement measures (e.g. a project is the collection of improvement

measures for one building whereas a program is a collection of projects for several buildings). Improvement measures to be supply management, demand management, operational, sustainability and carbon related categories

5 Data Input:

- Improvement targets
- Improvement scenarios

Data Output:

- Improvement programs

10 Potential Roles Using this Function:

- Energy Consultant
- Sustainability Consultant
- Facility Manager
- Business Manager
- Financial Manager/CxO
- Chief Sustainability Officer (CSO)
- Sustainability Manager
- EHS/Compliance Manager

Strategy—Create and Manage Improvement Projects

Detailed Description:

- Add and remove improvement projects
- Display and change previously created improvement projects
- Assign assets to projects
- Assign projects to programs
- Assign improvements measures to projects

Explanation: An improvement program can be the implementation of a previously defined whole improvement scenario and consists of more than one improvement project, which itself is the realization of one or several improvement measures (e.g. a project is the collection of improvement measures for one building whereas a program is a collection of projects for several buildings)

25 Data Input:

- Improvement programs

Data Output:

- Improvement projects
- Improvement measures

30 Potential Roles Using this Function:

- Energy Consultant
- Sustainability Consultant

Strategy—Create Strategy Documentation

Detailed Description:

- Create a pre-defined, customizable analysis summary report as MS Word, based on selected scenario, improvement program, management services and projects
- Create a pre-defined, customizable preliminary proposal document report as MS Word, based on selected scenario, improvement program, management services and projects
- Create a pre-defined, customizable binding proposal document as MS Word, based on selected scenario, improvement program and projects

35 Data Input:

- Improvement programs, projects and measures
- Performance data
- Resources and Emissions: Volume & Costs; Historical, Forecasted, Target/Budget & Benchmark Values
- Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values
- Supporting information (prices, weather, . . .)
- Business relevant information (occupation, . . .)

40 Asset data

- Company, site, building, . . . system, sub-system
- Overlay

31

Improvement Activity Data:

Improvement Catalogue including building usage/occupancy and production process opt. measures

Compare graphs of assets

Baseline: Probability distribution of potential future results (e.g. total energy cost) 5

Improvement targets for each asset type and improvement measure area

Information and visualization of difference between targets and Baseline 10

Improvement potential for each asset type and improvement measure area including supply management, operational efficiency and carbon reduction/sustainability 15

Improvement potential for each selected assets and total potential for the enterprise

Scenario with improvement areas and focus assets

Abatement curves for strong visualization

Data Output:

Configurable documents e.g. in MS Word format

Potential Roles Using this Function:

Energy Consultant

Sustainability Consultant

Sales persons 25

Improvement Mgmt—Add and Customize Improvement Measures

Detailed Description:

Load a project out of a program,

Create a project in a program,

Add improvement measures to a project,

Select/copy Improvement Measures from catalogue,

Customize and paste into applied improvement programs/projects 30

Link measures to existing assets

Budget and/or forecast the cost for the improvement measures and store them

Create and store the base line for improvement measures

Save improvement measures

Data Input:

Improvement programs and projects

Data Output:

Customized improvement measures and projects

Potential Roles Using this Function:

Energy Consultant

Sustainability Consultant

Energy Engineers (On-Site)

Energy Engineers (Remote)

Facility Manager

Real Estate Manager

Business Manager

Site Manager

Plant Manager

Sustainability Manager

EHS/Compliance Manager 55

Improvement Mgmt—Track Implementation of Improvement Programs, Projects and Measures

Detailed Description:

select and customize pre-defined tasks for selected improvement measures or projects 60

set-up new tasks for improvement measures or projects

assign tasks to users/responsibles

set deadlines for tasks

set current status of tasks (e.g. traffic lights)

set forecasted completion date of tasks

track the implementation of improvement measures (cost, time, resources) and projects of an asset

32

track the implementation on program and project based on task completion

connection to the supplier's project management tools

capture KPIs for reporting of implementation success towards the customer

The results of this requirement/function should be provided to function "Analyze improvement measure performance" and trigger a check of the parameters in the improvement measure catalogue.

Data Input:

Improvement programs, projects and measures

Data Output:

Status and deviations about the improvement programs, projects and measures

Potential Roles Using this Function:

Energy Consultant

Sustainability Consultant

Energy Engineers (On-Site)

Energy Engineers (Remote)

Facility Manager

Real Estate Manager

Business Manager

Site Manager

Plant Manager

Sustainability Manager

EHS/Compliance Manager

Improvement Mgmt—Measure, Track and Verify Performance Improvements

Detailed Description:

Improvement measures and performance data is directly linked to one asset and can be tracked for comparison

Display KPIs before and after implementation of improvement measures

Before

After—target

After—as-is

Deviation

Create or change improvement measures in case of deviations

The results of this requirement/function should be provided to function "Analyze improvement measure performance" and trigger a check of the parameters in the improvement measure catalogue.

Data Input:

Improvement programs, projects and measures

Performance data

Asset data

Data Output:

Effectivity, efficiency or deviations of the improvement measures

Potential Roles Using this Function:

Energy Consultant

Sustainability Consultant

Energy Engineers (On-Site)

Energy Engineers (Remote)

Facility Manager

Real Estate Manager

Business Manager

Site Manager

Plant Manager

Sustainability Manager

EHS/Compliance Manager

Improvement Mgmt—Generate Reports

Detailed Description:

Generate the Following Reports in a Customizable Format:

Baseline (e.g. energy, energy cost, emissions)

33

Budget (not only cost but also consumption or emission budgets/targets)
 Cost/resources/emissions comparison
 Ability to see both historical results and future projections
 Flexible user defined timeline to match strategic planning horizon

Covered e.g. by 'Reporting' functions.

Data Input:

Improvement programs, projects and measures

Data Output:

Reports e.g. in MS Word, PDF, Excel or online Reporting

Potential Roles Using this Function:

- Energy Consultant
- Sustainability Consultant
- Energy Engineers (On-Site)
- Energy Engineers (Remote)
- Facility Manager
- Real Estate Manager
- Business Manager
- Site Manager
- Plant Manager
- Sustainability Manager
- EHS/Compliance Manager

Improvement Mgmt—Provide a High Level Program Overview

Detailed Description:

Provide a program management capability that supports the customer engagement, communicates action and progress to customer:

Select a improvement program

Summarize the status of the improvement program within key KPIs

Visualizes overall project plan, key milestones and KPI of the improvement program

Data Input:

Improvement programs, projects and measures

Performance data

Asset data

Data Output:

Overview and status of programs

Potential Roles Using this Function:

- Energy Consultant
- Sustainability Consultant
- Energy Engineers (On-Site)
- Energy Engineers (Remote)
- Facility Manager
- Real Estate Manager
- Business Manager
- Site Manager
- Plant Manager
- Sustainability Manager
- EHS/Compliance Manager

Manage Improvement Activity Data

Detailed Description:

As a prerequisite of improvement activities and during the improvement execution a managing of those improvement activity data is needed. One can distinguish between:

- Improvement Catalogue
- Improvement Goals
- Applied Improvements
- Improvement Execution information

Data Input:

Performance data

Resources and Emissions: Volume & Costs; Historical, Forecasted, Target/Budget & Benchmark Values

Business related Info: Measured or Counted Quantities; Historical & Target/Budget Values

34

Supporting information (prices, weather, . . .)
 Business relevant information (occupation, . . .)

Asset data

- Company, site, building, . . . system, sub-system
- Overlay

Improvement Activity Data:

Improvement Catalogue including building usage/occupancy and production process opt. measure

Data Output:

Improvement measure templates

Potential Roles Using this Function:

- Energy Engineers (Remote)
- Energy Buyer/Procurement Manager
- Risk Analyst
- Facility Manager
- Real Estate Manager
- Business Manager
- Site Manager
- Plant Manager
- Chief Sustainability Officer (CSO)
- Sustainability Manager
- EHS/Compliance Manager

Manage Improvement Measures Catalogue

Detailed Description:

create, change and delete improvement measure templates
 assign them to different categories
 assign them to asset object types

Data Input:

Performance data

Resources and Emissions: Volume & Costs; Historical,

Forecasted, Target/Budget & Benchmark Values

Business related Info: Measured or Counted Quantities;
 Historical & Target/Budget Values

Supporting information (prices, weather, . . .)

Business relevant information (occupation, . . .)

Asset data

- Company, site, building, . . . system, sub-system
- Overlay

Improvement Activity Data:

Improvement Catalogue including building usage/occupancy and production process opt. measures

Data Output:

Improvement measure templates

Potential Roles Using this Function:

- Energy Engineers (Remote)
- Energy Buyer/Procurement Manager
- Risk Analyst
- Facility Manager
- Real Estate Manager
- Business Manager
- Site Manager
- Plant Manager
- Chief Sustainability Officer (CSO)
- Sustainability Manager
- EHS/Compliance Manager

Analyze Improvement Measure Performance

Detailed Description:

Compare the results of a series of the same implemented improvement measures with estimated results in original improvement measures in the catalogue

If there is a persistent similar deviation then update estimated results of this improvement measures in catalogue

Data Input:

- Improvement measure templates
- Implemented improvement measures
- Asset data (linked to improvement measures)
- Performance data (linked to improvement measures)

Data Output:

- Improvement measure templates

Potential Roles Using this Function:

- Energy Engineers (Remote)
- Energy Buyer/Procurement Manager
- Risk Analyst

Known systems available nowadays for providing optimization or improvement measures for buildings (means single building or a plurality of buildings, e.g. a campus) are restricted either to asset data management or to performance data management. Today's asset management systems are using as performance data only highly aggregated data (e.g. in monthly or daily resolution). On the other hand the existing performance data management systems are using only time series related assets for specific data points (e.g. meters, sensors) and do not comprise overall building infrastructure asset data.

DETAILED DESCRIPTION OF THE DRAWINGS

FIG. 1 shows an exemplary schematic overview diagram of a management system 10 that depicts various aspects and embodiments of the present disclosure. Another advantage of the disclosure is especially the combination of a comprehensive asset management system with a comprehensive performance data management system that manages a fine granularity of the performance data. This enables the management system 10 to provide or generate benchmarking and/or improvement measures for a holistic building performance optimization as further described herein.

Where a service platform system that may be employed in the management system is shown in conjunction with various application modules that may be implemented in the service platform system SPS.

As shown in FIG. 1, the management system 10 includes a service platform system (SPS) (illustrated in FIG. 1 with the dashed line) and databases 11, 12, 13 for "Technical Building Infrastructure Improvement Data", for "Technical Building Infrastructure Performance Data", and for "Technical Building Infrastructure Asset Data". The databases 11, 12, 13 are exemplary storage means of the service platform system SPS. The service platform system SPS further comprises suitable processing means (e.g. computers, in particular processing units) and communication means (e.g. interfaces and communication networks).

"Technical Building Infrastructure Asset Data" 13 comprises data regarding the equipment used in the one or more buildings to control environmental comfort, safety, security and other systems within such buildings, including information identifying type and structure of the HVAC system (Heat Ventilation Air Condition), the air handling unit, the dampers, smoke detectors, controllers and other equipment used in such buildings.

"Technical Building Infrastructure Performance Data" 12 comprises, for example, measured, counted, or calculated quantities pertaining to the building infrastructure assets. The database 12 for the performance data is populated by data provided from the one or more buildings 14 and/or from external energy suppliers 15.

"Technical Building Infrastructure Improvement Data" 11 comprise generic or specific measures generated by the SPS to achieve improvements for operating one or more build-

ings 14. The generic or specific measures to achieve improvements can be provided for the one or more buildings 14 by the SPS as part of a consulting service and/or directly to the building management system depending on the service level agreement between a service provider and a customer. On customer side contact persons can be e.g. on executive level (CxO), the EHS officer (Environmental Health & Safety), or the facility manager.

In FIG. 1 on the right hand side the required functionality employed in the SPS of the management system 10 is illustrated in form of schematic block diagrams categorized in "Enhance Sustainability", "Optimize Energy Supply and Delivery", "Optimize Operational Efficiency", "Common Data Management", and "Common Functions".

For example, with respect to the category "Enhance Sustainability", the following functions are dedicatedly assigned by the SPS as employed in the management system 10: Sustainability Monitoring, Sustainability Reporting, Sustainability Auditing, and Sustainability Benchmarking.

For example to the category "Optimize Energy Supply and Delivery" the following functions are dedicatedly assigned by the SPS as employed in the management system 10: Energy Supply Monitoring, Energy Supply Reporting, Energy Procurement/Hedging, Energy Supply Benchmarking.

For example to the category "Optimize Operational Efficiency" the following functions are dedicatedly assigned by the SPS as employed in the management system 10: Operational Efficiency Monitoring, Operational Efficiency Reporting, Operational Efficiency Auditing, and Operational Efficiency Benchmarking.

Cross section technology functions, used in the categories "Enhance Sustainability" or "Optimize Energy Supply and Delivery", or "Optimize Operational Efficiency" by the SPS in the management system 10 include a Personalized Dashboard, Budgeting & Forecasting, Strategy, Improvement Management, Bill Management, Cost Management, or Simulation are shown as horizontal overall bars in FIG. 1.

In order to deliver optimal results for the customer (e.g. building owner or building operator or Facility Manager), a data centric integration between the functionality categories "Enhance Sustainability", "Optimize Energy Supply and Delivery", and "Optimize Operational Efficiency" has to be assured. Furthermore continuous data analysis via the SPS of the management is one of the key underlying components of the SPS for delivering value to the respective customers.

To achieve these building performance goals, computer equipment (e.g. processor(s), input/output devices, memory, communication infrastructure (e.g. Internet)) is used with respectively adapted software (e.g. word processor(s), spreadsheet(s), database(s)) in the SPS.

Advantageously the used databases 11, 12, 13 are in each case in-memory databases advantageously optimized for time series handling.

It is also possible to use a common database comprising the "Technical Building Infrastructure Improvement Data", the "Technical Building Infrastructure Performance Data", and the "Technical Building Infrastructure Asset Data".

Advantageously the common database is an in-memory database advantageously optimized for time series handling. Advantageously the used databases are multi-tenant databases.

Advantageously the used in-memory databases comprise durability mechanisms.

FIG. 2 illustrates an exemplary block diagram showing exemplary data structures for performance data 22, asset information 23, improvement activities 21, and customers

24 in one embodiment. Another aspect of the present disclosure is the combination, respective integration of asset data and performance data of buildings to generate improvement activities or improvement data for the respective building owner, operator, or tenants.

The illustration according to FIG. 2 shows the collaboration of asset data **23** (e.g. location data BI of the buildings, technical infrastructure TI used in the buildings, and building structure BS) and performance data **22** (e.g. measured, counted, and calculated quantities). Advantageously the performance data **22** comprising operating data, usage data, and sensed data. Advantageously the performance data **22** are received in a resolution or frequency higher than 60 minutes (e.g. 5 minutes or 15 minutes). High resolutions or high frequencies in receiving performance data means that the performance data are received in small time intervals (e.g. 5 minutes or 15 minutes).

Based on the asset data **23** and on the performance data **22**, improvement measures **21** related to a consumable resource in the one or more buildings are determined by using a computer system adapted for analyzing the asset data and the respective performance data based on internal and/or external key performance indicators (KPIs) and rules, advantageously provided by a database, in particular by an expert database.

Advantageously the building information data BI comprise information regarding the country and/or the state and/or the county and/or the city and/or the site and/or the address of the one or more buildings, to be analyzed.

Advantageously the technical infrastructure data TI comprise information regarding the equipment for climate control (HVAC), and/or access control, and/or energy supply and control, and/or security and/or fire safety and/or computers and/or printers and/or mobile phones of the one or more buildings, to be analyzed.

Advantageously the physical building structure data BS comprise information regarding the structural level and/or the number and structure of the floors and/or the plant layout of the one or more buildings, to be analyzed.

E.g. the consumable resource is waste, sewage water, water, air, energy, electrical power, gas, or oil. Advantageously the improvement activities comprising adjusting or reducing the consumption of the consumable resource.

Advantageously the performance data **22** are received dynamically in a resolution in between 1 and 15 minutes. This enables a fast response and/or reaction according to changed conditions or values.

The performance data **22** are for instance sensed data, measured physical quantities, counted quantities, calculated quantities, condition values, log values, supplied quantities, etc.

The improvement activities **21** can be provided for the customers **24** as improvement catalogue (e.g. comprising generic measures), as improvement goals (e.g. targets), as applied improvements (e.g. specific measures), or as deployable improvement execution program, project, or task.

FIG. 3 illustrates an exemplary block diagram showing exemplary data structures for performance data **32**, asset information **33**, and improvement measures **31** structured as a project P for customers **34**. The data structure illustrated in FIG. 3 can be used for performance assurance for a customer **34** (e.g. owner, operator, tenant) operating or living in a building comprising asset data **33**. The asset data **33** are structured in building information BI (location of the building, building type, etc.), technical infrastructure TI (equipment used or installed in the building), and the physical building structure BS of the building (space, stories/levels,

rooms, etc.). The data structure illustrated in FIG. 3 can be regarded as a high level data model comprising classes **31**, **32**, **33**, **34** and sub-classes e.g. BI, TI, BS and relationships between the classes and sub-classes. The relationships are represented in form of connection lines. E.g. the connection line between "Building" and "Space" illustrates that a building has space. E.g. the connection line between "Building" and "Building Type" illustrates that a building has a type (e.g. residential building, office building, manufacturing plant). Based on the provided performance data **32** (e.g. measured physical values) for the installed technical infrastructure TI (e.g. HVAC System, air handling units, dampers, thermostats, etc.) improvement measures **31** for the respective customer **34** (e.g. building operator) are derived or determined. In FIG. 3 the improvement measures **31** are provided as a project tree P, showing exemplary aspects or tasks which have to be tackled and performed to achieve the pursued improvement (e.g. reducing energy costs) regarding the respective building. The exemplary project tree P in FIG. 3 shows exemplary tasks: Building Envelope, Cooling Systems, Domestic Hot Water Heating, Electric Motors/Drives etc.

The improvement measures **31** are related to a consumable resource in the one or more buildings. The improvement measures **31** are determined by using a computer system adapted for analyzing the asset data **33** and the respective performance data **32** based on internal and/or external key performance indicators (KPIs) and rules provided by a database, in particular by an expert database. A proprietary or commercial off the shelf (COTS) rule engine can be used and the computer system provides a suitable runtime production environment for the rule engine. The rules can be provided by a proprietary expert data base comprising knowledge, expertise, and experience of experts of the improvement service provider and/or by national authorities (e.g. National Institute of Standards and Technology, NIST).

FIG. 4 shows an exemplary block diagram for an exemplary asset information structure **43**. Asset data **43** regarding buildings comprise static data, which do not change at all or only after long time intervals. Static asset data are e.g. building information data BI, as location (e.g. country, state, province, district, county, city, site) or type of the building to be analyzed (e.g. residential building, hospital) or data regarding the building structure BS of the building to be analyzed (e.g. space, rooms, storey). Asset data regarding buildings comprise also data which can change or vary, e.g. technical infrastructure data TI of the one or more building to be analyzed. Technical infrastructure data TI comprise information regarding the technical systems (e.g. air handling units, heating system, and the respective controllers), sub-systems, or components (e.g. dampers, smoke detectors) which are installed in the building to be analyzed. The asset data **43** can comprise also overlay information OL, e.g. regarding organization, financials, zones, or energy flow. Further aspects of asset data regarding buildings are the customers **44** (e.g. owners, operators, or tenants of the building to be analyzed) and the partners **45** of the customer. Considering the customer partners **45** is especially advantageously regarding the technical infrastructure TI, since the technical infrastructure TI (e.g. the installed equipment on customer side) is provided by manufacturers, equipment suppliers, or service providers (e.g. maintaining or operating the installed equipment). Considering the customer partners **45** in the asset data structure **43** enables the service provider who provides optimization or improvement measures for the one or more buildings to be analyzed or serviced, to contact

directly the respective customer partner **45** and to provide dedicatedly improvement measures the respective (means affected) customer partner **45**. A dedicated improvement measure for a customer partner can be for instance the request to replace a particular component or the request for a new setting up of a system or sub-system. Therefore determined improvement measures can be deployed and implemented effectively. This increases the cost-saving aspect on customer side.

In the asset data structure **43** illustrated in FIG. 4, the relationships between the classes or objects are represented in form of connection lines.

FIG. 5 shows on the left hand side an exemplary data model for asset information **53** regarding “Building Information” BI and “Building Structure” BS, and on the right hand side an exemplary layout LO for a “Building Structure”. The exemplary data model **53** on the left hand side is illustrated in an OMT-like (Object-Modeling Technique) notation. The notation showing exemplary relationships between classes or objects of the data model. E.g. the site of the one or more buildings (**1 . . . N**) is located in a country (is located relation), or the space (of a floor) consists of space (in the sense of “sub-space”), illustrated by the “isDecomposedBy”-relation. In the example shown in FIG. 5, the “isDecomposedBy”-relation is a recursive relation: a space is decomposed by space.

The technical drawing on the right hand side shows an exemplary layout LO for a physical “Building Structure”. The physical “Building Structure” is mapped to and represented by the OMT-like notation BS on the left hand side in FIG. 5.

FIG. 6 illustrates an exemplary approach for structuring buildings by building types BT1, BT2 and further specifying attributes AT. FIG. 6 shows exemplary characteristics for a data structure representing building information BI asset data. The building type BT1 shows examples for characterizing a building regarding segments or markets: Data Center, Federal, Healthcare, Higher Education, Hospitality, Industry, K-12-Schools, Government, Housing, Retail, Banking, etc. The building type BT2 shows examples for characterizing a building regarding the type of the underlying building: Airport, Apartment Block, Bank, Cinema, . . . , Warehouse, etc. Further attributes AT can be used for a more detailed characterization of the underlying building or buildings: Address, Geo coordinates, Year of construction, Area, Volume, Dimensions, . . . , Type of space, etc. The more concise and comprehensive the asset data BI are, the better and more dedicated improvement measures for the customers or directly for the partner of the customers (see exemplary FIG. 4) can be provided.

FIG. 7 shows an example for a building information data structure BI with exemplary characteristics for building types BT1, BT2 and further specifying attributes AT. FIG. 7 shows exemplary real world characteristics for a data structure representing building information BI asset data. The building type BT1 shows as characterizing attribute regarding segments or markets: Hospitality. The building type BT2 shows as characterizing attribute regarding the type of the underlying building: Hotel. Further attributes AT show as detailed (exemplary) characterization of the underlying building: Address (Kaiserhof, Papierstrasse 2, 84034 Landshut, Germany), Geo coordinates (48.5359955, 12.1470494), Year of construction (1990), Area (10.734.00 m²), etc.

FIG. 8 shows on the left hand side an exemplary data model for asset information **83** regarding “Building Information” BI and “Technical Infrastructure” TI, and on the

right hand side an exemplary layout LO for an “Air Handling Unit”. The exemplary data model **83** on the left hand side is illustrated in an OMT-like (Object-Modeling Technique) notation. The notation showing exemplary relationships between classes or objects of the data model. E.g. the site of the one or more buildings (**1 . . . N**) is located in a country (is located relation). The exemplary data structure for technical information TI (e.g. the installed equipment on customer side) shows a HVAC System comprising an air handling unit, the air handling unit comprising at least one damper.

The technical drawing on the right hand side shows an exemplary layout LO for a physical “Air Handling Unit”. The physical “Air Handling Unit” is mapped to and represented by the OMT-like notation BI, TI on the left hand side in FIG. 8.

The more concise and comprehensive the asset data BI, TI are, the better and more dedicated improvement measures for the customers or directly for the partner of the customers (e.g. the manufacturer of the respective air handling unit or the maintenance/service worker for the respective air handling unit) can be provided.

FIG. 9 illustrates exemplary data types DT, value types VT, and series types ST for performance data **92**. The performance data **92** are exemplary categorized in “Emissions, Waste, and Waste Water”, “Resources”, “Condition Information”, Business Related Information”, “Supporting Information”, and “Log Information”. The data types DT are illustrated in boxes with white background and black font, the value types VT are illustrated in boxes with gray background and white font.

The category “Emissions, Waste, and Waste Water” comprises following exemplary data types DT: GHG (greenhouse gas), Waste, Waste Water, Toxic Gas, and others. The category “Emissions, Waste, and Waste Water” comprises following exemplary value types VT: Volume, Costs/Prices, and Measured Physical Quantities.

The lower part of FIG. 9 shows following exemplary series types ST: Historical Values, Forecasted/Baseline Values, Target/Budget Values, and Benchmark Values.

Typically the performance data **92** of the assets comprise measured and/or sensed data out of the field, e.g. from the equipment installed in the respective building to be optimized. The performance data **92** can be provided by sensors (e.g., thermometer), measuring devices, metering devices, or devices for providing the run-time or working time of the respective installed equipment (e.g. air handling unit, heating or damper).

FIG. 10 illustrates a schematic diagram showing an exemplary link or relation R between asset data **103** and performance data **102** regarding the aspect space of the building information data. FIG. 10 illustrates a schematic layout LO of a building. As exemplary asset data **103** the building comprises space (with size, volume, dimensions). The respective space or spaces of the building consumes or consumes heat; each space has a measurable temperature. From these information performance data **102** can be determined or derived, e.g. “HeatConsumption”, “InsideAirTemperature”, and “Inside AirHumidity”. “InsideAirTemperature” and “Inside AirHumidity” are advantageously provided as time-series. Performance data for “HeatConsumption” advantageously comprise time-series, date time, and the consumption (e.g. in kWh).

FIG. 11 illustrates a further schematic diagram showing an exemplary link between asset data **113** and performance data **112** regarding the technical infrastructure asset data TI for an exemplary air handling unit (AHU). The top left area

of FIG. 11 shows a layout diagram LO of an exemplary air handling unit (AHU). FIG. 11 illustrates under the layout diagram LO of the air handling unit (AHU) as an extract of asset data 113 (of the underlying building to be optimized) technical infrastructure data TI showing the data structure of an HVAC System (HVACSystem) comprising the exemplary air handling unit (Unitaryequipment (AHU)). The Unitaryequipment (AHU) having as components dampers for outside air and return air. The HVAC System (HVAC-System) furthermore exemplary comprises a sensor for outside air temp and an air duct.

FIG. 11 illustrates on the right hand side exemplary performance data 112 which can be derived, determined, measures or sensed from the technical infrastructure TI. Exemplary performance data 112 are: “Outside Air Damper Position (OAD)”, “Return AIR Damper Position (RAD)”, “Mixed Air Temperature (MAT)”, Hot Water Valve Position (HWV)”, “Chilled Water Valve Position (CWV)”, “Supply Air Temperature (SAT)”, “Supply Air Temperature Setpoint (SATSP)”, or “Outside Air Temperature (OAT)”.

FIG. 12 illustrates an example for structuring asset data regarding the technical infrastructure TI and related performance data 122. The asset data regarding the technical infrastructure TI comprise exemplary systems (e.g. HVAC System, Fire Safety System, Elevator), the systems comprising exemplary sub-systems (Heating System, Cooling System, Ventilation, Elevator), and the sub-systems comprising exemplary components (Boiler, Management Station, Chiller, Pump, Valve, Thermostat, Fire Panel, Smoke detector, Meter, Controller).

The performance data 122, derived, determined, measures or sensed from the technical infrastructure data TI can be exemplary classified in “Emissions, Waste, Water waste” (with exemplary entities or units: Volume, Costs, Measured Physical Values), “Resources” (with exemplary entities or units: Volume, Costs, Quality, Measured Physical Values), “Condition Information” (exemplary entity/unit: Status Information), “Business related Info” (exemplary entities/units: Measured or Counted Values), and “Supporting Info” (exemplary entities/units: Measured Values).

For the naming for all data points of measured performance data 122 advantageously the Haystack approach can be used. Project Haystack is an open source initiative to develop naming conventions and taxonomies for building equipment and operational data. It defines standardized data models for sites, equipment, and points related to energy, HVAC, lighting, and other environmental systems.

FIG. 13 illustrates a further example for structuring asset data regarding the technical infrastructure TI and related performance data 132.

The asset data regarding the technical infrastructure TI comprise an exemplary HVAC System. The exemplary HVAC System comprises among others an exemplary Cooling System. The exemplary Cooling System comprises among others exemplary components: Chiller, Pump, Valve, Cooling tower fan motor, Controller, and Meter.

The performance data 132 shown on the right hand side of FIG. 13 comprise e.g. Status Information, Measured Physical Values, Flow rate, and Volume (kW/h). The chiller component provides as performance data: Status, Alarm, Set Point. The pump component provides as performance data: Status and Alarm. The valve component provides as performance data: Status. The cooling tower fan motor component provides as performance data: Status and Alarm. The controller component provides as performance data: Event and Temperature. The meter component provides as performance data: Water and Electricity. Performance data regard-

ing a temperature can be provided as measured physical value, performance data regarding water can be provided as flow rate, performance data regarding electricity can be provided as volume (kWh).

The box illustrated in FIG. 13 on the left hand side on the bottom shows an example for a Haystack naming convention, regarding the exemplary chiller equipment:

- chiller chilled water leaving temp
- chiller chilled water entering temp
- chiller condensed water leaving temp
- chiller condensed water entering temp.

FIG. 14 illustrates exemplary function blocks for the business functions BF “data connection administration”, “data provisioning and integration”, “managing asset data”, and “managing performance data” used for systems and methods (advantageously computer-facilitated methods) for providing optimization and/or improvement measures for one or more buildings. Advantageously the business functions “managing asset data”, and “managing performance data” are regarded as two separate functions.

In FIG. 14 the gray arrows on the top showing the business functions BF “data connection administration”, “data provisioning and integration”, “managing asset data”, and “managing performance data” used for systems and methods for providing optimization and/or improvement measures for one or more buildings. Below the business functions BF the respective business requirements for each of the business functions BF are listed as rectangles with white background and black font. Rectangles with gray background and black font represent functionality within a requirement. The black arrows represent references across functions (full or partly).

FIG. 15 illustrates an exemplary block diagram regarding improvement activity data 151 regarding optimization and/or improvement measures for one or more buildings. The improvement activity data 151 are provided to the respective customer (e.g. owner or operator of the building) and/or directly to a partner of the customer (e.g. manufacturer or maintenance staff of an installed system (e.g. HVAC-System)). The improvement activity data 151 are determined based on the asset data and on the respective performance data of the assets. The improvement activity data 151 and the respective improvement measures relate to one or more consumable resources in the one or more buildings and are determined by using a computer system adapted for analyzing the asset data and the respective performance data based on internal and/or external key performance indicators (KPIs) and rules provided by a database, in particular by an expert database. Advantageously the improvement activity

data 151 and the respective improvement measures are provided by using case based reasoning (CBR) mechanisms (suitable processor, database, and software). To provide improvement activity data 151 and the respective improvement measures also rule induction algorithms (machine learning) can be used. The improvement activity data 151 and the respective improvement measures can be provided (according to the needs of the respective customer) in different granularities. FIG. 15 illustrates examples of improvement activity data 151 or improvement measures:

- Improvement Catalogue IC, providing improvement measures in a generic manner;
- Improvement Goals IG, providing targets to be achieved by improvement measures;
- Applied Improvements AI, providing specific measures for specific areas;
- Improvement Execution IE, providing structured and dedicated information how improvement measures are

to be deployed or implemented on customer side (e.g. in form of an improvement program, improvement project, or improvement task).

This means that dedicated and adequate improvement activities 151 or measures can be provided according to the respective type of customer and according to the respective customer needs and circumstances.

FIG. 15 illustrates a data structure for improvement activity data 151 on a high level. The connection-lines illustrates relations between the classes or objects. E.g. improvement goals IG are achieved by improvement execution IE (e.g. by implementing a task).

FIG. 16 illustrates in one embodiment, an exemplary IT architecture diagram ITA for implementing the inventive systems and/or computer-facilitated methods for providing optimization or improvement measures for one or more buildings. FIG. 16 illustrates a tiered architecture having a plurality of layers, such as a Portal Layer POL having e.g. a user interface framework, a Core Layer CL having e.g. Transactional Systems, Rules Management Engine, a BI (Business Intelligence) Framework for Reporting & Analytics, a Data and Integration Management, a Workflow Management, a Document Management System, Security Management, and a Development Framework & API (Application Programming Interface), a Persistence Layer PEL, e.g. one or more flash memories DB for Asset Data, Master Data, Performance Data, Improvement Measures, respective Libraries, and an Integration Layer IL, e.g. Middleware for Connectivity, Data Transport, Data Transformation, and Data Quality Management. The BI Framework comprises an analytics engine suitable to process static asset data and the corresponding dynamic performance data, and the respective improvement activities data.

The Middleware of Integration Layer IL can be used e.g. for connecting distributed software components and/or applications. As hardware and software components for implementing the inventive systems and/or computer-facilitated methods e.g. suitable commercially available components (processor, memory, communication, I/O devices, etc.) and software (word processor, spread sheets, databases, communication protocols, etc.) can be used.

FIG. 17 illustrates an exemplary schematic diagram showing an exemplary system SPS for providing optimization and/or improvement measures for one or more buildings B. Advantageously the system SPS is implemented as a service platform providing improvement measures to optimize or improve the operation of one or more buildings B. Customers (e.g. building owners) can request such improvement measures by interacting with the service platform system SPS by conventional network connections (e.g. Internet or remote data transmission connections). Advantageously a service level agreement between the provider of the service platform system SPS and the customer specifies the level of services the customer can request from the service platform system SPS.

Advantageously the service platform system SPS is realized by using one or a plurality of conventional servers having adequate processing power and adequate input/output means (keyboard, mouse, monitors, etc.). Furthermore the service platform system SPS comprises adequate storage means (one or more database, RAM, etc.) and communication means for receiving the asset and performance data from the one or more buildings B and/or for receiving energy prices from an energy supplier ES.

FIG. 17 illustrates an exemplary service platform system SPS for providing optimization or improvement measures IM for one or more buildings B, the service platform system SPS comprising:

- 5 a unit U1 for receiving first asset data AD1 corresponding to assets of a category 1 in the one or more buildings B, wherein the assets of the category 1 include at least one of the one or more buildings B, components within such buildings B, or at least one space within such buildings and wherein the first asset data AD1 comprises information regarding the location of the assets of category 1;
- 10 a unit U2 for receiving second asset data AD2 corresponding to assets of a category 2 in the one or more buildings B, wherein the assets of the category 2 comprise at least one of the components within the technical infrastructure of such buildings B and the second asset data AD2 comprises information regarding said technical infrastructure components;
- 15 a unit U3 for receiving third asset data AD3 of assets of a category 3 in the one or more buildings B, wherein the assets of the category 3 comprise one or more spaces within such buildings B and the third asset data AD3 comprises information regarding the physical structure of such one or more spaces;
- 20 a unit U4 for receiving performance data PD of the assets of category 1 and/or category 2 and/or category 3, wherein the performance data PD comprising operating data, usage data, and sensed data;
- 25 a unit U5 for determining, based on the first, the second, and the third asset data AD1, AD2, AD3 and on the performance data PD, improvement measures IM related to a consumable resource in the one or more buildings B by using a computer system adapted for analyzing the asset data and the respective performance data PD based on internal and/or external
- 30 key performance indicators (KPIs) and rules provided by a database DB4. Advantageously the database DB4 is an expert database or a knowledge base (e.g. realized in a repository).

Advantageously the performance data PD are received in a resolution higher than 60 minutes (e.g. 5 minutes or 15 minutes).

Typically performance data PD are stemming from assets regarding the technical infrastructure of the one or more buildings B. Typically the technical infrastructure of the one or more buildings B comprises a plurality of systems Sys (e.g. Building Management System, HVAC System, water supply system), a system Sys comprises sub-systems S-Sys (e.g. an air handling unit), and a sub-system S-Sys comprises components C (e.g. damper, valves, fans). Components C can also be actors or sensors operatively included in or connected to a sub-system S-Sys. Components C can also be controllers for controlling a sub-system S-Sys.

But performance data PD can also stem from assets regarding the physical structure of the one or more buildings B. For instance a space (e.g. a room) in a building B can consume energy and produce heat, depending on the respective occupancy.

Sources for providing performance data PD of the one or more buildings B can be a building management system (BMS), a controller of a building management system, meters in or for the building (e.g. for electricity, water), building automation devices (e.g. BACnet devices (Building Automation and Control Networks) or KNX devices), sensors (inside and/or outside the buildings). Furthermore performance data PD comprise weather data, weather forecast data, or data regarding consumable resources utilized in the one or more buildings B. The data (e.g. tariffs, prices,

shortages) regarding consumable resources can be provided by a utility or an energy supplier ES.

FIG. 17 shows a further exemplary schematic overview diagram of a management system 10 that depicts various aspects and embodiments of the present invention.

In FIG. 1 the service platform system SPS is exemplary illustrated with a dashed line rectangle.

The units U1 to U4 for receiving the asset data AD1 to AD3 or the performance data PD can be realized as interfaces or modules capable to receive data from conventional network connections. Also the unit U6 can be realized as interface or module capable to receive e.g. information regarding energy prices EP from one or more energy providers ES via conventional network connections (e.g. Internet).

In FIG. 17 the asset data AD1 to AD3 received by the units U1 to U3 are stored exemplary in a common database DB1, the received performance data PD are stored exemplary in a database DB2, and the information regarding energy prices EP are stored in a database DB3. It is also possible to store each asset data AD1 to AD3 in a respective separate database. In the illustration according to FIG. 17 the internal and/or external key performance indicators (KPIs) and rules are stored a separate database DB4, in particular in an expert database. The databases DB1 to DB4 can be implemented e.g. as physically separated databases (each database is realized and maintained on a separate database server) or the databases DB1 to DB4 can also be implemented in a common database (as a common database server). Advantageously some or all of the databases DB1 to DB4 are in-memory databases and/or multi-tenant databases.

The unit U5 for determining improvement measures related to a consumable resource in the one or more buildings B can be realized by a software program or software module running on an adequate processor of a computer system. The unit U5 is using rules and/or key performance indicators (KPIs) to analyze the received asset data AD1 to AD3 and the respective performance data PD to determine or to derive improvement measures IM related to a consumable resource in the one or more buildings B. Advantageously current and/or expected energy prices EP are taken into account by the unit U5 when determining improvement measures IM. A consumable resource can be e.g. water, air, gas, oil, or electricity.

The improvement measures IM can be provided on demand automatically to the respective customer (e.g. building owner) or by further review and/or treatment by staff (e.g. energy or environmental experts) of a control & monitoring center CMS of the provider of the service platform system SPS.

Advantageously the performance data PD are received in a resolution or frequency higher than 60 minutes (e.g. 5 minutes or 15 minutes). This enables a just in time response of the service platform system SPS to provide dedicated improvement measures IM which can be deployed on short-notice on customer side in the one or more buildings B.

Advantageously the service platform system SPS is realized as a cloud based platform, wherein the infrastructure and/or the platform and/or the software programs (or parts of the infrastructure or of the platform or of the software) are provided by a cloud service provider.

The service platform system SPS enables e.g. reduction of energy usage or an efficient energy usage in the one or more buildings B. Furthermore the service platform system SPS provides accurate and reliable information about the one or

more buildings B to be optimized, to make timely and informed decisions regarding measures to decrease energy costs.

The service platform system SPS can be operated in different modes according to the respective service level agreement between customers and the provider of the service platform system SPS. The service platform system SPS can be operated in an open loop operating mode in which the improvement measures IM can be provided to a customer (e.g. building owner) in form of recommendations (e.g. in form of an improvement project plan). In this operating mode the recommendations or a subset of the recommendations are implemented by the customer or by responsibility of the customer.

The service platform system SPS can also be operated in a closed loop operating mode in which the improvement measures IM are directly provided to or implemented in a respective system, sub-system, or component. This can be accomplished e.g. by automatically populating new settings or parameters to a respective component, or by automatically sending out replacement orders for a sub-system or a component (e.g. damper) to a spare part provider in the proximity of the respective building.

A further advantageous embodiment the service provisioning system SPS comprises:

a first interface
for receiving connection data CD concerning the one or more buildings B, wherein the connection data CD at least comprise information regarding the location of the one or more buildings B and/or regarding the local networks for traffic, electricity distribution and gas distribution and/or regarding local service providers or replacement component suppliers for the infrastructure Sys, S-Sys, C (systems, sub-systems, components installed in the building) of the building B;

for receiving infrastructure data ID concerning the one or more buildings B, wherein the infrastructure data ID at least comprise information regarding systems of the one or more buildings B for heating, ventilating or cooling, for access control, for intrusion detection, for fire detection, for lighting, for elevator control, for electricity distribution, for electricity generation, or for heat collection;

for receiving at the computer structural data SD concerning the one or more buildings, wherein the structural data SD at least comprise information regarding the orientation of the one or more buildings B, or the building envelope, in particular the materials, such as glass or concrete, with their properties, such as heat flow resistance, and/heat capacity or sound transmission, or regarding the inner structure, such as walls, rooms and their designated intended use, doors, stairs or elevators;

a memory device DB1 for storing the connection data CD, the infrastructure data ID, and the structural data SD;

a second interface for receiving performance data PD associated in each case with the respective connection data CD, the infrastructure data ID, or the structural data SD, or subsets of these data, wherein the performance data comprise at least lifecycle data of a device or part thereof, utility usage data or sensed comfort data;

a computer for determining improvement measures IM related to at least one consumable resource in the one or more buildings B, based on the connection data CD, the infrastructure data ID, and the structural data SD and on the performance data PD, or on subsets of these data, wherein the computer comprises a rules engine adapted for analyzing

and/or assessing the connection data CD, the infrastructure data ID, the structural data SD, and the respective performance data PD, or subsets of these data, based on internal and/or external key performance indicators (KPIs) and rules. Advantageously the key performance indicators (KPIs) and rules are provided by a database DB4, in particular by an expert database.

The connection data CD comprises information regarding the location, the vicinity, and the surroundings of the one or more buildings B. Connection data CD can comprise also information regarding the settlement of utilities, building equipment provider, or building service provider in the vicinity of the one or more buildings B.

Infrastructure data ID comprise information regarding assets, equipment, installations obstructed in the one or more buildings B or used to operate the one or more buildings B.

Structural data SD comprise information regarding the physical structure (e.g. space, floors, rooms, windows) or the construction material of the one or more buildings B.

The first interface for receiving connection data CD, infrastructure data ID, and structural data SD can be realized by a common interface or by separate interfaces or modules U1 to U3. The information provided by utilities (e.g. energy provider or energy supplier ES) can be received at the system via the first common interface or by a separate interface or module U6.

An advantageous embodiment is that the service provisioning system SPS further comprises an output device for displaying in particular information indicative to the improvement measures IM related to a consumable resource.

An advantageous embodiment is that the service provisioning system SPS further comprises an output device (e.g. monitor station) for displaying in particular information indicative to the improvement measures related to a consumable resource, in particular to predicted consequences of applying the improvement measures to the consumable resource, in particular in a defined time frame.

An advantageous embodiment is that the performance data PD are received and processed at the system (e.g. at the service provisioning platform or at a management system) in a resolution higher than 60 minutes, in particular in a resolution higher than 15 minutes.

Advantageously the service provisioning system SPS is part of a management system, in particular of a building management system.

Advantageously the service provisioning system SPS is realized as a web-based platform having a portal to interconnect with customers (e.g. building owners).

FIG. 18 illustrates an exemplary flow diagram showing method steps S1 to S5 for providing optimization and/or improvement measures for one or more buildings, the method comprising:

(S1) receiving first asset data corresponding to assets of a category 1 in the one or more buildings, wherein the assets of the category 1 include at least one of the one or more buildings, components within such buildings, or at least one space within such buildings and wherein the first asset data comprises information regarding the location of the assets of category 1;

(S2) receiving second asset data corresponding to assets of a category 2 in the one or more buildings, wherein the assets of the category 2 comprise at least one of the components within the technical infrastructure of such buildings and the second asset data comprises information regarding said technical infrastructure components;

(S3) receiving third asset data of assets of a category 3 in the one or more buildings, wherein the assets of the category 3 comprise one or more spaces within such buildings and the third asset data comprises information regarding the physical structure of such one or more spaces;

(S4) receiving performance data of the assets of category 1 and/or category 2 and/or category 3, wherein the performance data comprising operating data, usage data, and sensed data;

(S5) determining, based on the first, the second, and the third asset data and on the performance data, improvement measures related to a consumable resource in the one or more buildings by using a computer system adapted for analyzing the asset data and the respective performance data based on internal and/or external key performance indicators (KPIs) and rules provided by a database, in particular by an expert database.

Advantageously the respective performance data are received in each case dynamically in a resolution or frequency in between 1 and 60 minutes, in particular in a resolution or frequency in between 1 and 15 minutes. This enables a fast and more or less just in time response with dedicated improvement measures IM to customer needs.

A consumable resource can be waste, sewage water, water, air, energy, electrical power, gas, or oil.

The method steps S1 to S5 can be implemented by using commercially available hardware (e.g. processor, memory, communication means) and software (rule engines for e.g. case based reasoning; decision tables for artificial intelligence; data bases (e.g. suitable in-memory data bases); programs for root cause analysis (RCA); or programs for root cause failure analysis (RCFA)).

Advantageously the method steps are all performed on side of the provider of the service platform system. This enables for instance a fast and efficient response to customer improvement requests.

FIGS. 19 to 24 describe an exemplary use case scenario for applying a complex rule to provide improvement measures based on asset data and corresponding performance data.

The use case scenario has been derived from an exemplary real life situation where the customer has a campus with several buildings, within each building different types of equipment (Air Handling Units (AHU), Chillers, Boilers etc.) with multiple instances of each type are operated. Within the exemplary use case scenario the focus is on performing a specific examination on a set of Air Handling Units with the goal to find periods where the equipment is not operated in an optimal way. This kind of approach is also known as "Fault Detection and Diagnostics (FDD)."

The National Institute of Standards and Technology (NIST) has developed and published a set of rules to monitor AHU operational performance called APAR (AHU Performance Assessment Rules). From this set of 28 rules, rule no. 5 related to cooling with outdoor air has been selected for the present use case.

For further details see: <http://fire.nist.gov/bfrlpubs/build07/PDF/b07023.pdf>

For applying the rules following exemplary approach can be used:

Steps of Rules

Step 1: Determine mode of operation (heating/cooling/ economizer) for given AHUs in defined time period.

Step 2: Determine time slots, where outside air temperature is too warm to cool the interior spaces with outdoor air

- Step 3: Calculate coil energy wastage from off-optimal operation
 Step 4: Calculate cost for energy wastage (for determined time slots)
 Results of Rule Execution
 Graphical representation of duration of occurrences on a time line (see example for a suitable user interface illustrated in FIG. 24)
 Number of occurrences of this situation (in given time period)
 Total time of occurrences of this situation (in hours/minutes)
 Total wasted energy and total cost of wasted energy

Additional Results to be Visualized

Graphs for all rule input data for defined time period
 FIG. 19 illustrates on the left hand side an exemplary data model for asset data AD4 regarding a building to which rules for providing improvement measures shall be applied, and on the right hand side the mapping of the exemplary data model into a suitable implementation tree-structure TS. The exemplary asset data AD4 indicate that the building to be analyzed comprises a HVAC System "HVACSystem" having air handling units "AHU(1)" to "AHU(3)". Exemplary air handling units "AHU(1)" comprising a fan and a plurality of sensors, e.g. for sensing Supply-Air-Temperature, Return-Air-Temperature, Mixed-Air-Temperature, Outside-Air-Flow-Volume, Supply-Air-Flow-Volume, or Return-Air-Humidity.

The FDD rule (Fault Detection and Diagnostics) runs on a set of performance data points (time series) like temperatures, valve positions, set points. These data points are assigned to the assets above. Input, calculations and results are being based on 15 minute interval data, since advantageously the performance data are provided in a resolution of 15 minutes or less.

Time series data, used during calculations in complex rules, are provided for each of the three air handling units AHU(1), AHU(2), and AHU(3).

In the tree-structure TS on the right hand side of FIG. 19 for the naming for the data points of measured performance data the Haystack approach or Haystack notation was used for naming identifiers (e.g. 1001-1-1-SYSTEM-1-HVAC-AHU-1.OCCUPIEDMODE, 1001-1-1-SYSTEM-1-HVAC-AHU-1-SENSOR.SUPPLYAIRTEMP, or 1001-1-1-SYSTEM-1-HVAC-AHU-1-SUPPLYAIRTEMPSETPOINT).

FIG. 20 illustrates an exemplary layout diagram of an air handling unit AHU specified in the exemplary data model of FIG. 19. Typically, an air handling unit AHU mixes return air from space and outdoor air and modulates the cooling coil valve and heating coil valve in order to supply air at a desired temperature. The mixing of air is done by modulating dampers for outdoor air and return air. FIG. 20 illustrates the technical and mechanical background of an air handling unit e.g. for variable air volume (VAV) recirculation systems.

The layout of the air handling unit AHU illustrated in FIG. 20 is typically used for Building Office Areas.

Abbreviations used in FIG. 20:

- OAD=Outside Air Damper
 RAD=Return Air Damper
 RAT=Return Air Temperature
 MAT=Mixed Air Temperature
 OAT=Outside Air Temperature
 SAT=Supply Air Temperature

- SATSP=Supply Air Temperature Setpoint
 STPT=Setpoint
 HHV=Hot water Heating Valve
 CCV=Chilled water Cooling Valve

FIG. 21 illustrates a table comprising the input parameters ITS, ISP of the NIST APAR Rule 5 "Outside air temperature to warm for economic cooling". Advantageously NIST APAR Rule 5 is applied if the outside air temperature is too warm to cool the interior spaces with outdoor air.

The table illustrated in FIG. 21 comprises two types of input parameters which are used for applying NIST APAR Rule 5: "Input Time Series" ITS (see left hand side of FIG. 21), and "Input Static Parameters" ISP (see right hand side of FIG. 21). Advantageously the time series comprising the respective performance data are provided in a resolution of 15 minutes or less.

FIG. 22 illustrates an example for determining the mode of operation for e.g. the exemplary air handling unit illustrated in FIG. 20. In the presented exemplary approach for applying the rules for determining improvement measures regarding air handling units in Step 1 the modes of operation for the given air handling units AHUs in defined time in defined time periods are determined (e.g. heating/cooling/economizer).

The exemplary air handling units use common high-limit dry-bulb, temperature-based economizer logic, which is described as follows: "The outside-air dry-bulb temperature is compared to a high limit thy-bulb temperature. If the outside-air thy-bulb temperature is below the high limit thy-bulb temperature, then outside air is used to meet all or part of the cooling demand; the remainder of the cooling load is provided by mechanical cooling".

If the trended values do not include unit operation modes the diagram illustrated in FIG. 22 can be used to determine the respective mode of operation of the given air handling units.

FIG. 22 illustrates a two dimensional coordinate system, wherein the x-axis represents the temperature T, and the y-axis represents control signals in percentage (%). In particular the diagram illustrated in FIG. 22 shows OA/RA (outside air/return air) damper and heating/cooling valve control signals settings and their associated modes M1 to M4.

In the diagram illustrated in FIG. 22 the values for "economizer low limit temperature" (T.ECON.LO.LMT) and for "economizer high limit temperature" (T.ECON.HI.LMT) are marked with arrows.

In the use case scenario specified in FIGS. 19 to 24 the rules are applied to air handling units operating in Mode 2 (M2). Mode 2 means cooling with outdoor air only (100% economizer).

In the diagram illustrated in FIG. 22 operating mode 2 (M2) for an air handling unit lies in the temperature band between "economizer low limit temperature" (T.ECON.LO.LMT) and the temperature as of which control signals for "Cooling Coil Valve" are identified.

FIG. 23 illustrates a table depicting exemplary modes M0 to M5 for operating an air handling unit and rules MR assigned to the respective modes. Each exemplary (or defined) operating mode M0 to M5 is represented in a respective line of the table. The first column (MC) represents a code for the respective mode. The second column (MD) represents a description for the respective mode M0 to M5. The third column (MR) represents a rule for the respective mode M0 to M5.

As mentioned above the use case scenario specified in FIGS. 19 to 24 is focused on operation mode 2 of air

51

handling units. Mode 2 means cooling with outdoor air only (100% economizer). To determine improvement measures for air handling units which are operating in mode 2, the following rule will be applied:

$$\text{“T.ECON.LO.LMT} \leq \text{OAT} \leq \text{T.ECON.HI.LMT”}$$

And

$$\text{MAT} \leq \text{SATSP-DT.SFAN”}$$

Where:

OCC=Unit Occupied Mode Status

MAT=measured or calculated mixed air temperature

SATSP=supply (coil discharge) air temperature setpoint

OAT=outside air temperature (sensor)

DT.SFAN=temperature rise across supply fan (e.g. 2° F.)

T.ECON.LO.LMT=low limit temperature for economizer operation

T.ECON.HI.LMT=high limit temperature for economizer operation

In step 2 of the approach timeslots of error occurrence are determined. During these timeslots the air handling unit is working inefficiently, since the outside air temperature is too warm to cool the interior spaces with outdoor air.

An Error is existent (or inefficiency is present) when all the following conditions occur:

AHU is in operation (SFS=ON)

AHU is in Occupied Mode (OCC=ON)

MODE=2 (Cooling with outdoor air)

Outside air temperature is greater than supply air temperature setpoint minus the temperature rise across supply fan plus the threshold for errors in temperature measurements. In mathematical form:

$$\text{OAT} > \text{SATSP-DR.SFAN+EPSILON.T} \quad (1)$$

In step 3 of the approach the coil energy wastage from off-optimal operation is calculated. Coil thermal power waste is defined as the energy per unit time (per 15-minute interval in the given case) that is wasted by providing mechanical cooling, when there is no free economizer cooling available to totally or partially satisfy cooling load.

Therefore, coil thermal power wastage is calculated as any detectable enthalpy drop across the cooling coil from the equation:

$$\dot{q}_{cc} = \rho_{ma} \dot{v}_{sa} h_{ma} - \rho_{sa} \dot{v}_{sa} h_{da} = \dot{v}_{sa} (\rho_{ma} h_{ma} - \rho_{sa} h_{da}) \quad (2)$$

Where:

\dot{q}_{cc} is the thermal power (energy per unit time) waste across the cooling coil

\dot{v}_{sa} is the measured volumetric flow rate of the air across the coil (supply air flow, SAFLOW)

h_{ma} is the calculated mixed air enthalpy (air upstream of the cooling coil)

h_{da} is the calculated coil discharge air enthalpy (air downstream of the cooling coil)

To implement this equation a sequence of calculations is necessary. But besides this the main target of this use case is to show how the solution supports the implementation through an easy to use interface and without programming knowledge.

This is a suggested sequence—in reverse order—of calculations for the thermal power. These calculations have to be performed per 15-minute interval within the fault periods based on equation (2).

$$\dot{q} = \dot{q}_{cc,Dry} + \dot{q}_{cc,Wet} \text{ (in btu/h)}$$

$$\dot{q}_{cc,Dry} = 60 * \text{SAFLOW} * 2117 / \text{PAirDuct/GasConstant} / (\text{SAT} + 460) * (H_{ma} - H_{da}) \quad (3)$$

52

$$\dot{q}_{cc,Wet} = \text{Term}_1 - \text{Term}_2$$

$$\text{Term}_1 = 60 * \text{SAFLOW} * 2117 / \text{PAirDuct/GasConstant} / (\text{MAT} + 460) * H_{ma}$$

$$\text{Term}_2 = 60 * \text{SAFLOW} * 2117 / \text{PAirDuct/GasConstant} / (\text{MAT} + 460) * H_{da}$$

$$H_{ma} = \text{HeatOfDryAir} + 0.45 * W_{ma} * \text{MAT} + \text{WaterEnthalpyZeroF} * W_{ma}$$

$$H_{da} = (\text{HeatOfDryAir} + 0.45 * W_{ma}) * \text{SAT} + \text{WaterEnthalpyZeroF} * W_{ma}$$

$$W_{ma} = ((1 / (\text{RAT} + 460)) * (\text{SAFLOW} - \text{OAFLOW}) * W_{ra} + (1 / (\text{OAT} + 460)) * \text{OAFLOW} * W_{oa}) / ((1 / (\text{RAT} + 460)) * (\text{SAFLOW} - \text{OAFLOW}) + (1 / (\text{OAT} + 460)) * \text{OAFLOW})$$

$$W_{ra} = \text{RatioWaterVaporToAir} * \text{RARH} / 100 * 10^{ExpRA / (1 - RARH / 100 * 10)}$$

$$W_{oa} = \text{RatioWaterVaporToAir} * \text{OARH} / 100 * 10^{ExpOA / (1 - OARH / 100 * 10)}$$

$$\text{ExpRA} = 10.79586 * (10.79586) + 5.02808 * \log_{10}(\text{ThetaRA}) - 2.219598$$

$$\text{ExpOA} = 10.79586 * (10.79586) + 5.02808 * \log_{10}(\text{ThetaOA}) - 2.219598$$

$$\text{ThetaRA} = \text{WaterTriplePointKelvin} / ((\text{RAT} - \text{WaterTriplePointF}) / 1.8 + \text{WaterTriplePointKelvin})$$

$$\text{ThetaOA} = \text{WaterTriplePointKelvin} / ((\text{OAT} - \text{WaterTriplePointF}) / 1.8 + \text{WaterTriplePointKelvin})$$

Used Constants in Formulas Above:

Constant	Value
PAirDuct	29.921
GasConstant	53.4706
HeatOfDryAir	0.24
WaterEnthalpyZeroF	1061
RatioWaterVaporToAir	0.622
WaterTriplePointF	32
WaterTriplePointKelvin	273.16

Time series and constants—like SAFLOW, OAFLOW, MAT, SAT, RAT, OAT—are defined in table illustrated in FIG. 21.

In step 4 of the approach the corresponding costs for energy wastage (for determined time slots) are calculated.

Calculating costs for energy wastage (Energy Cost waste) Cw (in \$) per 15-minute interval is based on results from equation (3), explained above.

Formula to Determine Energy Cost Waste Cw:

$$C_w = \dot{q}_{cc} * \text{AVE.PLANT.KW.PER.TON} * \text{ELECT.RATE} * 0.25 / 12000 \quad (4)$$

Time series and constants (AVE.PLANT.KW.PER.TON, ELECT.RATE) are defined in the table illustrated in FIG. 21.

The final step is calculating the total cost of wasted energy based on the sum of all 15-minute values from equation (4).

FIG. 24 illustrates an exemplary visualization window

VW for showing the results of applying one or more rules. The exemplary visualization window VW can be part of a dashboard user interface or of the user interface of a control & monitoring station.

The exemplary visualization window VW is mainly arranged in a line-oriented structure. Line L1 illustrates that a rule was applied to the air handling unit AHU-1 of building 1. Line L2 illustrates that a further rule was applied to the air

handling unit AHU-1 of building 1. Line L3 illustrates that a rule was applied to the air handling unit AHU-2 of building 1. Line L4 illustrates that a rule was applied to the air handling unit AHU-3 of building 1. Lines L5 to L6 illustrate that further rules were applied to the air handling unit AHU-3 of building 1.

Column "Dur" of the visualization window VW shows the "Total time of occurrences" of errors or inefficiencies determined by the respective rule. The rule represented in line L2 and applied to the air handling unit AHU-1 of building 1 determines 1 hour time of inefficiency by air handling unit AHU-1.

Column "Cost" of the visualization window VW shows the "Total cost of wasted energy", means the cost which were caused by operating an air handling unit inefficiently.

The rule represented in line L3 and applied to the air handling unit AHU-2 of building 1 determines 8 hours of inefficiency by air handling unit AHU-2 which causes \$45 cost of wasted energy.

The exemplary graphical user interface VW illustrated in FIG. 24 shows on the right hand side exemplary graphical representations (in the shape of schematic horizontal bar diagrams) for illustrating the "Number of occurrences" and the "Duration and time of occurrences".

Occurrences means "occurrences of errors or inefficiencies".

Advantageously the rules are "coded" by using a script language (means a programming language which support scripts, e.g. Perl or Phyton). The scripts are fed with asset data and performance data (e.g. provided by one or more databases). Advantageously the rules are processed by a suitable rules based analytics engine (e.g. a run-time environment) that interprets the rules automatically and performs assessments based on the provided asset data and performance data, and provides improvement measures. Advantageously the results of assessments are provided in a graphical way.

FIG. 25 illustrates a second exemplary flow diagram depicting a further process for providing optimization and/or improvement measures for one or more buildings in accordance with disclosed embodiments.

FIG. 25 illustrates a computer-implemented method for providing optimization or improvement measures for one or more buildings B, the method comprising:

(S1) receiving at a computer connection data concerning the one or more buildings, wherein the connection data at least comprise information regarding the location of the one or more buildings and/or regarding some or all of the local networks for traffic, electricity distribution or gas distribution and/or regarding some or all of the local service providers or replacement component suppliers for the infrastructure of the building;

(S2) receiving at the computer infrastructure data ID concerning the one or more buildings, wherein the infrastructure data ID at least comprise information regarding systems of the one or more buildings B for heating, ventilating or cooling, for access control, for intrusion detection, for fire detection, for lighting, for elevator control, for electricity distribution, for electricity generation or for heat collection;

(S3) receiving at the computer structural data SD concerning the one or more buildings, wherein the structural data SD at least comprise information—regarding the orientation of the one or more buildings, or

regarding the building envelope, in particular the materials, such as glass or concrete, with their properties, such as heat flow resistance, heat capacity or sound transmission, or

regarding the inner structure, such as walls, rooms and their designated intended use, doors, stairs or elevators; (S4) storing the connection data CD, the infrastructure data ID, and the structural data SD in a memory device accessible by the computer;

(S5) receiving at the computer performance data PD associated in each case with the connection data CD, the infrastructure data ID, or the structural data SD, or subsets of these data, wherein the performance data PD comprise at least lifecycle data of a device or a part thereof, utility usage data or sensed comfort data;

(S6) determining by the computer, based on the connection data CD, the infrastructure data ID, the structural data SD and the performance data PD, improvement measures IM related to at least one consumable resource in the one or more buildings B, wherein the computer uses key performance indicators (KPIs) and rules.

Advantageously the computer the computer is adapted for analyzing and/or assessing the connection data CD, the infrastructure data ID, the structural data SD, and the respective performance data PD based on internal and/or external key performance indicators (KPIs) and rules provided by a database, in particular by an expert database.

An advantageous embodiment is that the improvement measures IM are determined by regression analysis, in particular by applying the least squares method. There exist robust and accurate software programs off the shelf for implementing statistical methods.

An advantageous embodiment is that the infrastructure data ID comprise information regarding the location of system components. This enables that an improvement measure can comprise specific and purposive information e.g. for service persons where in a building a component is to be replaced or repaired.

An advantageous embodiment is that the information regarding the inner structure comprises information regarding computers, copy machines, printers, coffee machines, refrigerator, or other white goods, in particular their location in the one or more buildings. Taking into account this kind of information increases the efficiency of the determined improvement measures.

An advantageous embodiment is that the performance data PD are received at the computer in a time resolution higher than 60 minutes. This enables a fast response in providing improvement measures.

An advantageous embodiment is that the performance data PD are received at the computer in a time resolution in between 1 and 15 minutes. This enables an even faster response in providing improvement measures. The faster improvement measures IM can be provided to a customer (e.g. a building owner), the faster the improvement measures can be implemented regarding the one or more buildings.

An advantageous embodiment is that the improvement measures IM comprise adding and/or adjusting and/or replacing an infrastructure system component. This means that dedicated and adequate improvement measures can be applied to an infrastructure system component in the one or more buildings. Advantageously the respective cost impacts are taken into account and provided to the customer.

An advantageous embodiment is that at least one of the improvement measures IM reduces the consumption of at least one consumable resource in the one or more buildings. Reducing the consumption of supplied resources means reducing the costs in operation a building and has furthermore a positive impact to environmental sustainability. The resource can be e.g. water, air, electrical power, gas, oil, organic waste for heating or sewage water for cooling.

An advantageous embodiment is that receiving of the connection data, the infrastructure data, the structural data, and of the performance data, and providing of the improvement measures is accomplished by a web portal. A customer can easily use the services provided by the service provisioning system.

An advantageous embodiment is that the method further comprises the step displaying information indicative to the improvement measure related to the respective consumable resource on a suitable output device. This enables that the impact of improvement measures can be illustrated in a graphical way.

An advantageous embodiment is that the method is performed in a web-based service platform or in a management system, in particular a building management system. The method can be integrated in existing building management systems.

The present invention provides in particular the following advantages:

Analysis on all types of infrastructure within a building
Continual analysis of building data over long periods of time

Analysis of the building performance

Analysis of several buildings in parallel

Identification of errors (occurrences of inefficiency)

Rule processes operate autonomously and/or interactively

Automatically increasing the number of rules (e.g. by using an integrated self-learning-system)

Based on the analysis and assessment of “data out of the building” the improvement measures can be determined abstractly of the installed equipment of the building

The operating expenses of a building (OPEX cost) can be reduced by focusing of the “data out of the building”, means by using a data centric approach

A computer-facilitated method and a computerized system for providing optimization or improvement measures for one or more buildings, whereby based on asset data regarding the building and on corresponding performance data, improvement measures related to a consumable resource in the one or more buildings are determined by using a computer system adapted for analyzing the asset data and the respective corresponding performance data based on internal and/or external key performance indicators (KPIs) and rules provided by a database, in particular by an expert database.

While particular embodiments and applications of the present disclosure have been illustrated and described, it is to be understood that the disclosure is not limited to the precise construction and compositions disclosed herein and that various modifications, changes, and variations can be apparent from the foregoing descriptions without departing from the spirit and scope of the inventions as defined in the claims.

Throughout the specification, unless the context requires otherwise, the word “comprise” or variations such as “comprises” or “comprising”, will be understood to imply the inclusion of a stated integer or group of integers but not the exclusion of any other integer or group of integers.

Furthermore, throughout the specification, unless the context requires otherwise, the word “include” or variations such as “includes” or “including”, will be understood to imply the inclusion of a stated integer or group of integers but not the exclusion of any other integer or group of integers.

Disclosed systems and methods can assign a prioritization to the fault condition according to the duration of the fault

condition and the total duration of the system state. In various embodiments, the system can assign the prioritization according to a ratio of the duration of the fault condition to the total duration of the system state during the analysis period in which the management system device could produce the fault condition.

Disclosed embodiments can automatically identify the highest priority faults based on their severity, and store and display such a prioritization. The assigned prioritizations can be filtered to reduce operator overload and direct resources efficiently. Specific embodiments employ a rule priority index (RPI) that determines the severity of the fault for the selected analysis period. For a given analysis period the calculation will determine how long the fault occurred and divide that by how long the fault could have occurred. The final number can be represented in a percentage format and compared to a percentage target to determine if the output is Red, Yellow, or Green on a fault analysis display.

$$RPI \text{ Calculation} = \left(\frac{\text{total_time_fault_occurred}}{\text{total_time_where_fault_could_occur}} \right) \times 100$$

25 For example,

$$\left(\frac{\text{total time discharge air temp was above setpoint in cooling mode}}{\text{total time the unit was in cooling mode}} \right) \times 100$$

Numerically this can be represented as:

$$\left(\frac{100 \text{ min}}{500 \text{ min}} \right) \times 100 = 20\%$$

In an exemplary output, the RPI itself can be displayed or color coding can be used to display RPI ranges, such as Red if the $RPI > 15\%$, Green if $RPI < 10\%$, and Yellow if $10\% \leq RPI \leq 15\%$.

As described herein, the fault conditions can be ranked according to the RPI.

FIG. 26 depicts a flowchart of a process in accordance with disclosed embodiments that may be performed, for example, by a management system or other control system, referred to generically as the “system” below. FIG. 27 illustrates some components of a management system 2710 such as a processor 2712 and a memory 2714, and that it is connected to communicate with at least one management system device 2720. Such a management system 2710 can be implemented as a service platform system as described herein and can include, for example, any of the elements and components illustrated for the service platform system of FIG. 17.

The system, such as management system 2710, detects a fault condition in a management system device, such as management system device 2720, during an analysis period (2605). The analysis period can be any period of operation of the management system and its subsystems, and in particular cases can be specific periods of time used for systems operation analysis. The management system device 60 can be any device used in the management system or one of its subsystems, including any of the devices described herein, and including but not limited to a boiler, manage-

ment station, chiller, pump, valve, thermostat, fire panel, smoke detector, meter, motor, fan, fire sensor, smoke sensor, temperature sensor, lighting equipment, intrusion sensor, elevator sensor, controller, or other assets as described above. As a non-limiting example, the management system device can include any of the components of an air handling unit as illustrated in FIG. 11, 20, or 22. The fault condition can be an error condition, a malfunction indicator, an indication that the sensed reading is outside of a predefined setting (e.g., a temperature higher or lower than a predetermined setpoint), other condition that indicates the device itself or the condition the device monitors is outside of normal parameters, or other conditions. This can take place during Fault Detection and Diagnostics as described above.

The system determines the duration of the fault condition in the management system device during the analysis period (2610). This is the duration of time in which the fault condition was detected.

The system determines a total duration of a system state during the analysis period in which the management system device could produce the fault condition (2615). The system state can be any state of operation of the management system and its subsystems for which one or more fault conditions are detected, including any system states described herein, and including but not limited to heating, cooling, ventilating, access control, intrusion detection, lighting, or elevator operation. The total duration of the system state during the analysis period in which the management system device could produce the fault condition is typically less than the total analysis period. That is, in many cases, any given fault condition can only be produced during certain system states, and the system is not always in those states during the analysis period. The phrase “period in which the management system device could produce the fault condition” is intended also to refer to those periods of time in which a specific fault condition is relevant (such as a temperature above a cooling setpoint when the system is in a cooling state) while excluding those periods of time in which the specific fault condition is not relevant (such as a temperature above the cooling setpoint when the system is not in the cooling state).

The system assigns a prioritization to the fault condition according to the duration of the fault condition and the total duration of the system state (2620). In some cases, the prioritization is assigned according to a ratio of the duration of the fault condition to the total duration, and a higher prioritization is assigned to a fault condition with a higher ratio of the duration of the fault condition to the total duration.

The system stores the prioritization of the fault condition and can send it for display, either on a local display or on a separate system (2625).

Of course, such a process is most useful when prioritizing various fault conditions against each other. In most implementations, a plurality of fault conditions for different management system devices are detected, and the plurality of fault conditions are ranked according to the respective prioritizations.

FIG. 28 illustrates an example of a display output and user interface 2810 in accordance with disclosed embodiments. This example shows a plurality of management system devices 2812. For each management system device 2812, there is an associated fault duration 2814 that is the duration that the system determined a fault condition for that management system device during the analysis period. For each management system device 2812, there is an associated system state duration 2816 that is the total duration of a

system state during the analysis period in which the management system device could produce the fault condition. For each management system device 2812, there is a rule priority index (RPI) 2818 calculated as described above. For each management system device 2812, there is an assigned prioritization 2820 to the fault condition according to the duration of the fault condition and the total duration of the system state.

Note that the fault duration for Device B is much shorter than the fault duration for Device D and Device C, but it is given a higher prioritization because its fault condition was for 75% of the duration of the corresponding system state, as indicated by the RPI. According to the disclosed techniques, the management system is able to automatically and accurately assign prioritization to fault conditions during fault analysis, providing a technical advantage over other systems.

Of course, those of skill in the art will recognize that, unless specifically indicated or required by the sequence of operations, certain steps in the processes described above may be omitted, performed concurrently or sequentially, or performed in a different order.

Those skilled in the art will recognize that, for simplicity and clarity, the full structure and operation of all data processing systems and management systems suitable for use with the present disclosure are not being depicted or described herein. Instead, only so much of a data processing system as is unique to the present disclosure or necessary for an understanding of the present disclosure is depicted and described. The remainder of the construction and operation of the disclosed data processing systems, management systems, and other systems may conform to any of the various current implementations and practices known in the art.

It is important to note that while the disclosure includes a description in the context of a fully functional system, including the management systems described above, those skilled in the art will appreciate that at least portions of the mechanism of the present disclosure are capable of being distributed in the form of instructions contained within a machine-readable, computer-readable, or computer-readable medium in any of a variety of forms, and that the present disclosure applies equally regardless of the particular type of instruction or signal bearing medium or storage medium utilized to actually carry out the distribution. Examples of machine usable/readable or computer usable/readable mediums include: nonvolatile, hard-coded type mediums such as read only memories (ROMs) or erasable, electrically programmable read only memories (EEPROMs), and user-recordable type mediums such as floppy disks, hard disk drives and compact disk read only memories (CD-ROMs) or digital versatile disks (DVDs).

Although an exemplary embodiment of the present disclosure has been described in detail, those skilled in the art will understand that various changes, substitutions, variations, and improvements disclosed herein may be made without departing from the spirit and scope of the disclosure in its broadest form.

None of the description in the present application should be read as implying that any particular element, step, or function is an essential element which must be included in the claim scope: the scope of patented subject matter is defined only by the allowed claims. Moreover, none of these claims are intended to invoke 35 USC § 112(f) unless the exact words “means for” are followed by a participle.

REFERENCE SIGNS

10 Management System
11,21,31,151,IM Improvement Data

12,22,32,92,102,112,122,PD Performance Data
13,23,33,43,53,83,103,113,AD1-AD4 Asset Data
14, B Building
15, ES Energy Suppliers
24,34,44 Customer
45 Customer Partner
BI Building Information
TI Technical Infrastructure
BS Building Structure
P Project
OL Overlay
LO Layout
BT1,BT2 Building Type
AT Attribute
DT Data Type
VT Value Type
ST Series Type
R Relation
BF Business Function
IC Improvement Catalogue
IG Improvement Goal
AI Applied Improvements
IE Improvement Execution
ITA IT Architecture
POL Portal Layer
CL Core Layer
PEL Persistence Layer
IL Integration Layer
DB, DB1-DB4 Database
U1-U6 Unit
CMS Control & Monitoring Center
SPS Service Platform System
EP Energy Price
S1-S6 Method Step
TS Tree-Structure
AHU Air Handling Unit
ITS Input Time Series
ISP Input Static Parameters
M0-M5 Mode
MC Mode Code
MD Mode Description
MR Mode Rule
VW Visualization Window
L1-L8 Line
Sys System
Sub-Sys Sub-System
C Component
CD Connection Data
ID Infrastructure Data
SD Structural Data

What is claimed is:

1. A method for fault analysis in a building management system, comprising:
 detecting, in the building management system, a fault condition in a management system device during an analysis period;
 determining, by the building management system, the duration of the fault condition in the management system device during the analysis period;
 determining, by the building management system, a total duration of a system state during the analysis period in which the management system device could produce the fault condition;
 assigning a prioritization to the fault condition, by the building management system, according to the duration of the fault condition and the total duration of the system state;

storing the prioritization for operating the building management system;
 wherein a plurality of fault conditions for different management system devices are detected, and the plurality of fault conditions are ranked according to the respective prioritizations; and
 wherein the total duration of the system state during the analysis period in which the management system device could produce the fault condition is less than the total analysis period.
2. The method of claim 1, wherein the prioritization is assigned according to a ratio of the duration of the fault condition to the total duration.
3. The method of claim 1, wherein the management system is a building management system and the system state is one of heating, cooling, ventilating, access control, intrusion detection, lighting, or elevator operation.
4. The method of claim 1, wherein the management system device is one of a boiler, management station, chiller, pump, valve, thermostat, fire panel, smoke detector, meter, motor, fan, fire sensor, smoke sensor, temperature sensor, lighting equipment, intrusion sensor, elevator sensor, or controller.
5. The method of claim 1, wherein a higher prioritization is assigned to a fault condition with a higher ratio of the duration of the fault condition to the total duration.
6. A building management system comprising:
 a processor; and
 an accessible memory, the processor particularly configured to perform by:
 detecting a fault condition in a management system device during an analysis period;
 determining the duration of the fault condition in the management system device during the analysis period;
 determining a total duration of a system state during the analysis period in which the management system device could produce the fault condition;
 assigning a prioritization to the fault condition according to the duration of the fault condition and the total duration of the system state;
 storing the prioritization for operating the building management system;
 wherein a plurality of fault conditions for different management system devices are detected, and the plurality of fault conditions are ranked according to the respective prioritizations; and
 wherein the total duration of the system state during the analysis period in which the management system device could produce the fault condition is less than the total analysis period.
7. A non-transitory computer-readable medium encoded with executable instructions that, when executed, cause one or more processors to perform by:
 detecting a fault condition in a management system device during an analysis period;
 determining the duration of the fault condition in the management system device during the analysis period;
 determining a total duration of a system state during the analysis period in which the management system device could produce the fault condition;
 assigning a prioritization to the fault condition according to the duration of the fault condition and the total duration of the system state;
 storing the prioritization for operating a building management system;

61

wherein a plurality of fault conditions for different management system devices are detected, and the plurality of fault conditions are ranked according to the respective prioritizations; and

wherein the total duration of the system state during the analysis period in which the management system device could produce the fault condition is less than the total analysis period. 5

* * * * *

62