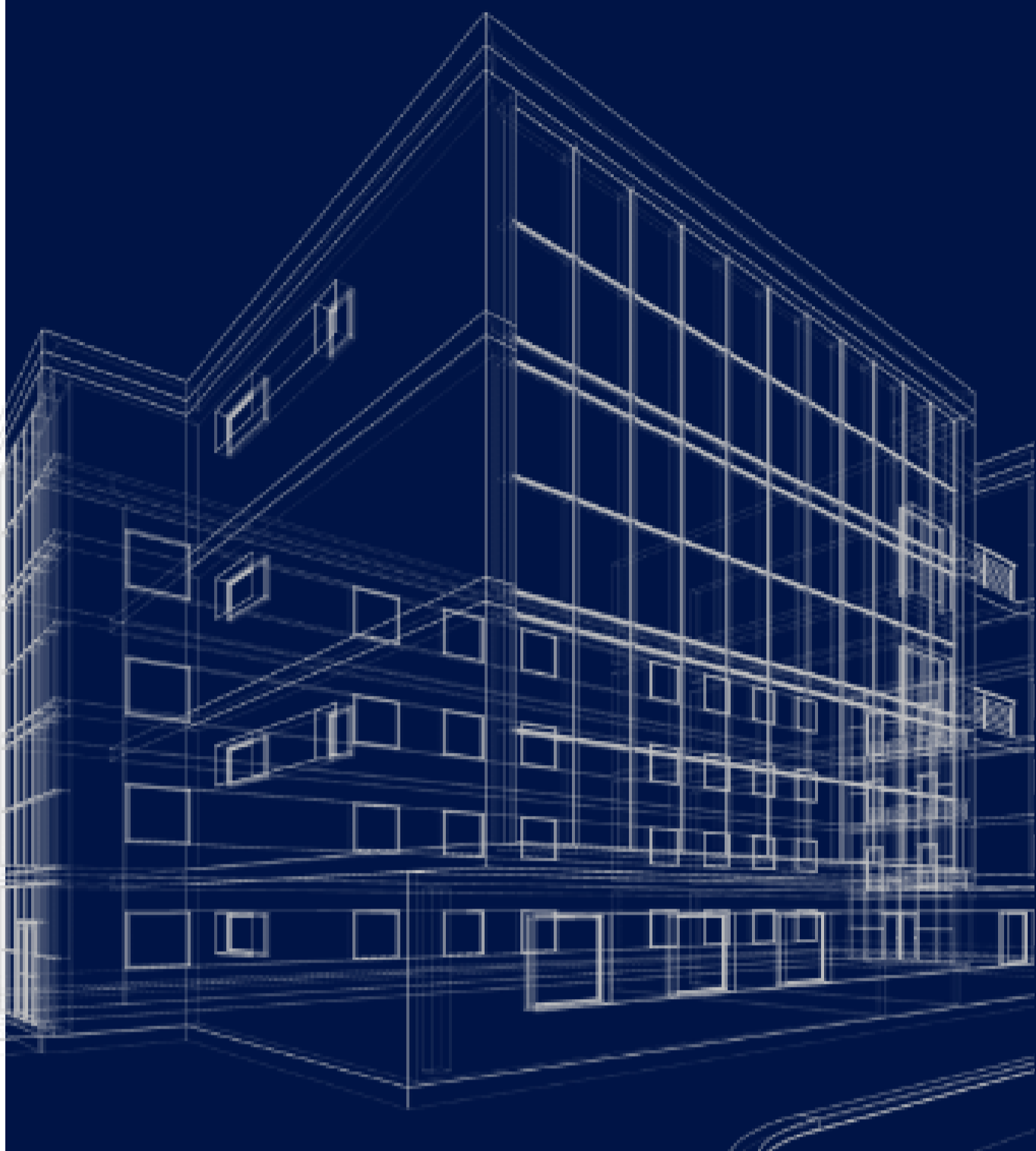




Noah Leak Sensors prevent over \$300K In Commercial Office Damage

In the competitive world of commercial office spaces, ensuring the retention and satisfaction of tenants is crucial for the success of any property management firm. The dynamics of managing a co-working property, however, present unique challenges, as tenant turnover can pose a significant threat to the business. Unlike traditional office spaces, co-working environments offer tenants a level of flexibility that can lead to unexpected cancellations and relocations. As a result, property managers must be proactive in identifying and addressing the core issues that drive tenants away, often with little time to react.

<p>ASSET TYPE</p> <p>Commercial Offices</p> <p>ASSET CLASS</p> <p>A</p>	<p>UNIT COUNT</p> <p>59</p> <p>FLOORS</p> <p>20</p>	 <p>PRODUCT & MARKET Commercial Offices</p> <p>KEY TEAM MEMBER Chief Engineer</p> <p>PROPERTY LOCATION San Francisco, CA</p>
---	---	---

What did this commercial office building hope to achieve by deploying Kairos?

CHALLENGES

In a particular incident, a problem arose within the building’s expansion panel, leading to the disconnection of two critical pipes. Unfortunately, the leak that occurred due to this disconnection went unnoticed for an extended period. As time passed and the water continued to flow, the accumulating damage began to take a significant toll on the building’s infrastructure. The consequences of this seemingly minor issue eventually spiraled into a much more substantial problem, resulting in hundreds of thousands of dollars worth of damage.

OBJECTIVES

Implement Kairos sensors for Leak detection and run them across a LoRaWAN network for optimized coverage of the building.

Monitoring:

- HVAC
- Water heaters
- Piping with expansion panel

Sensors:

- Noah Leak Sensors
- LoRaWAN Gateways

How did this commercial office building benefit from Kairos’ asset protection?

RESULTS

Most conventional leak detection systems utilize gateways operating on networks with relatively limited ranges, making it common practice to place one on each floor to ensure that no leak detections go unnoticed. However, the K1 Gateway, which runs on a LoRaWAN (Wide Area Network), offers a much broader range. In one instance, a leak on the 16th floor was detected after installing only two gateways, rather than the 16 devices that might typically be required. This early detection occurred at the very beginning of the installation process, enabling the issue to be addressed immediately. As a result, the building sustained zero water damage, and a potentially costly repeat event was avoided, **saving an estimated \$300,000**. The rapid response and prevention of further damage led to an impressive **return on investment (ROI) of 3,400% in less than six months**, showcasing the effectiveness and efficiency of this advanced leak detection system.

“Over the weekend, a leak sensor activated and alerted me while on vacation. I dispatched one of my engineers to the building to check it out hoping it was a false alarm. Nope, it was an actual alarm. An expansion joint cracked and was leaking. We secured the leak and drained the line. I can’t thank you enough. Kairos activated due to a leak, alerted the team, and had a successful outcome with zero damages! Leaks in our building range high in repair costs once it’s detected so I cannot thank Kairos enough.”

Chief Engineer

 **1 Leak**
WATER EVENTS DETECTED

 **\$300K+**
ASSET DAMAGE PREVENTED

 **6-Mo.**
TIME TO ACHIEVE ROI

 **0 Claims**
CLAIMS SINCE DEPLOYMENT