

# How Taurus advanced energy performance and built a best-in-class maintenance program at Greenway Tower



When Taurus Management Services, the property management arm of Taurus Investment Holdings, partnered with Enertiv in 2020, the team was focused on further strengthening operational performance at Greenway Tower. Taurus selected Enertiv to support two priorities through a single integrated platform: energy visibility and optimization, and a more structured, accountable maintenance operation.

## Key Results

- \$40,000/yr in implemented energy savings
- 3,254 maintenance work orders completed at 100% score
- 5 critical equipment alerts caught before breakdowns
- \$18,000/yr in demand response revenue identified

## Challenge

Running a commercial property at a high level requires both efficient equipment performance and a maintenance operation that is structured, responsive, and well documented. At Greenway Tower, Taurus identified opportunities to strengthen both areas.

On the energy side, Taurus wanted more actionable visibility into where consumption was going, when systems were running beyond demand, and where targeted operational adjustments could unlock savings. Without granular real-time equipment data, optimization efforts were harder to prioritize and validate.

On the maintenance side, Taurus saw an opportunity to centralize all maintenance requests and workflows within a single digital platform. A more structured system would improve accountability, reduce reliance on manual processes, and support a more consistent tenant experience.

# Solution

Taurus selected a platform that could consolidate multiple operational priorities within a single system. Enertiv's Maintenance module allowed Taurus and the on-site team to implement a centralized CMMS for rounds, inspections, preventive maintenance scheduling, and work order management, creating a more transparent day-to-day operating workflow.

The bigger advantage came from connecting maintenance workflows to real-time equipment monitoring. With live data flowing in from Greenway Tower's systems, Enertiv could track runtime hours, detect abnormal conditions as they happened, and automatically generate alerts and preventive maintenance tasks based on actual equipment behavior.

Backed by Enertiv's data and client success support, the platform helped Taurus's engineering team operate more proactively, giving them the visibility and workflow structure needed to identify issues earlier and stay ahead of day-to-day operational demands.

# Maintenance Performance

Since the partnership began in 2020, the engineering team at Greenway Tower has completed 3,254 work orders through the Enertiv platform, spanning tenant service requests, preventive maintenance tasks, and routine inspections. Across that volume of work, the team maintained a 100% average completion score.

That level of consistency reflects the operational discipline of Taurus's on-site team and the clear maintenance standards they have put in place. By running all maintenance activity through a centralized platform, Taurus has created stronger accountability and documentation, and built a structured operating rhythm that supports a better tenant experience.

| Metric                           | Result                                                   |
|----------------------------------|----------------------------------------------------------|
| Work orders completed since 2020 | 3,254                                                    |
| Average completion score         | 100%                                                     |
| Work order coverage              | Tenant requests, preventive maintenance, and inspections |

## Alerts and Fault Detection

Through real-time equipment monitoring, Taurus and the on-site team gained earlier visibility into abnormal operating conditions as they emerged. Since the partnership began, 364 alerts have been reviewed and resolved, including 5 critical equipment issues that could have affected tenant comfort or building operations if left unaddressed. These included elevator and pump faults that were identified early enough for the team to intervene before they escalated.

Instead of learning about issues only after they disrupt occupants or equipment performance, Taurus's engineering team can investigate and respond earlier, when problems are still manageable. The result is faster response times, fewer disruptions, and greater confidence in the building's day-to-day reliability.

## Energy Performance

Using utility data and operational analytics, Taurus and Enertiv identified a set of targeted optimization opportunities at Greenway Tower. These were practical, site-specific improvements grounded in actual consumption patterns and implemented in close collaboration with the on-site engineering team.

| Optimization Measure                     | Status      | Annual Savings |
|------------------------------------------|-------------|----------------|
| RTU Scheduling and Setpoint Optimization | Implemented | \$37,000       |
| Cooling Lockouts Optimization            | Implemented | \$4,500        |
| Chiller Setpoint Optimization            | In progress | \$11,500       |
| Total implemented savings                |             | \$41,500       |

Importantly, these results were achieved without major capital expenditure. The improvements focused on optimizing how existing systems were operated through scheduling adjustments, setpoint refinements, and seasonal lockouts that reduced unnecessary runtime and aligned equipment performance more closely with actual building demand.

## Additional Revenue Opportunity

Through utility bill analysis conducted in partnership with Enertiv, Taurus identified an opportunity to participate in demand response programs. By enrolling Greenway Tower in its utility demand response program, Taurus could generate approximately \$18,000 per year in direct utility revenue while supporting broader grid stability during peak demand periods.

## The Outcome

Five years into the partnership, Taurus has built a more transparent, proactive, and efficient operating model at Greenway Tower. Energy performance is now easier to measure, manage, and improve. Maintenance operations are more structured, documented, and consistently executed. Equipment issues are identified earlier, and all operational activity, from work orders to fault alerts, is tracked in a way that supports better decision-making and accountability.

- \$41,780 in implemented annual energy savings
- Approximately \$11,000 to \$12,000 in additional annual savings in progress
- Approximately \$18,000 in annual demand response revenue opportunity identified
- 3,254 work orders completed with a 100% average completion score
- 364 equipment alerts addressed, including critical elevator and pump issues

Greenway Tower demonstrates what is achievable when a disciplined ownership team pairs strong operational standards with the right supporting technology.

“Enertiv helped us bring greater visibility and consistency to our daily operations, but the real value has been how it supports the standards our team wants to uphold across the building.”

Senior Property Manager