

## CASE STUDY

# Enhancing Tenant Comfort with IAQ

Healthier Spaces with Cohesion's Intelligent IAQ Monitoring and Optimization

## CHALLENGE

The building team at a 54-story, award-winning office tower had a commitment to tenant health, comfort, and sustainability. They wanted to create the healthiest environment for tenants across the property's 1.2 million square feet of high-tech office space. The team needed a proactive solution that wouldn't just monitor and report air quality, but actually solve the problem by bringing in fresh air.

## SOLUTION

The building team leveraged Cohesion's smart building environment solution to integrate advanced Indoor Air Quality (IAQ) sensors to maintain optimal conditions with the building's HVAC system to monitor and enhance air quality. This integration enables continuous tracking of key pollutants such as CO<sub>2</sub>, Total Volatile Organic Compounds (TVOCs), and PM2.5, providing the property team with real-time insights into air quality variations throughout the day, especially during peak occupancy hours. When air quality goes lower than expected thresholds, the system refreshes the indoor environment with fresh air from outside the building. The property is one of the first buildings in the world to do this type of "command and control" air quality optimization.

# 9.8M

IAQ readings collected per year

# 5,585

total optimization events per year





The system also automatically adjusts HVAC operations to optimize air quality in high-traffic areas. These responsive actions help maintain ideal conditions, ensuring a comfortable and healthy environment for tenants.

The solution also includes Cohesion's AI-powered data and analytics app Savvy to offer a comprehensive view of IAQ data, so the building team can visualize trends, prioritize interventions based on observed patterns, and make informed adjustments. Insights into event frequency, duration, and pollutant reduction percentages enable continuous refinement of strategies to meet ESG goals and enhance tenant wellness.

By leveraging Cohesion's IAQ monitoring and optimization capabilities, the building consistently maintains high air quality standards, setting a new benchmark for health-focused, sustainable office environments. This proactive approach not only strengthens tenant trust but also reinforces the building's reputation as a leader in innovation and wellness, positioning it as a premier workplace destination.

 Air Quality Optimization  Dashboards & Reporting

 Temperature Controls  Savvy AI-Powered Analytics

**95%**

percent of time  
maintained ASHRAE  
standards

**19%**

reduction in pollutant  
levels from air quality  
optimization events

**4.7**

average minutes to  
execute optimization

