



The smarter way to run your building

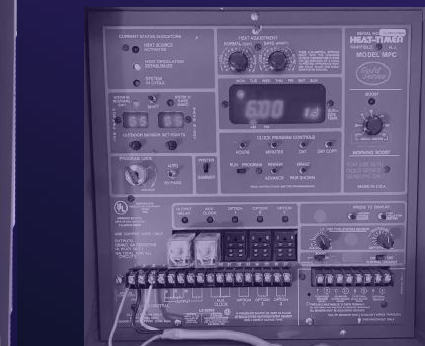
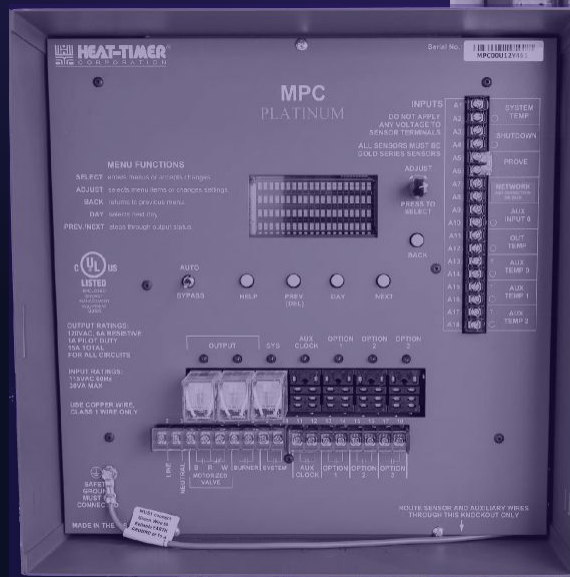
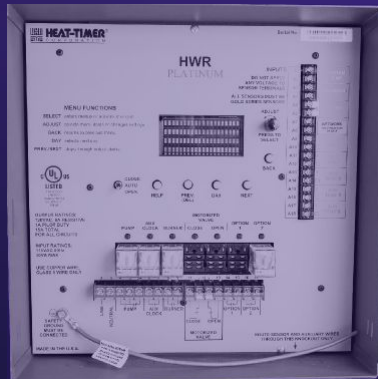
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Territory Manager - Chicago

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The reality of legacy building controls / BMS

- ↓ Waste a TON of energy
- ↓ Not internet connected
- ↓ Very manual / not smart
- ↓ Doesn't detect critical issues



Carbon efficiency is the new reality of running buildings in 2025

 The New York Times

New York Developers Rush to Reduce Emissions as Hefty Fines Loom

Building owners are trying to figure out how to pay for upgrades needed to comply with city regulations intended to fight climate change.

 The Boston Globe

Boston City Council approves major emissions cuts for large buildings

By [David Abel](#) Globe Staff, Updated September 22, 2021, 8:35 p.m.

NRDC

Illinois Passes Nation-Leading, Equitable Climate Bill

Illinois has passed the Climate and Equitable Jobs Act (SB2408) into law, redefining the possible and positioning the state as a national leader on equitable climate action.

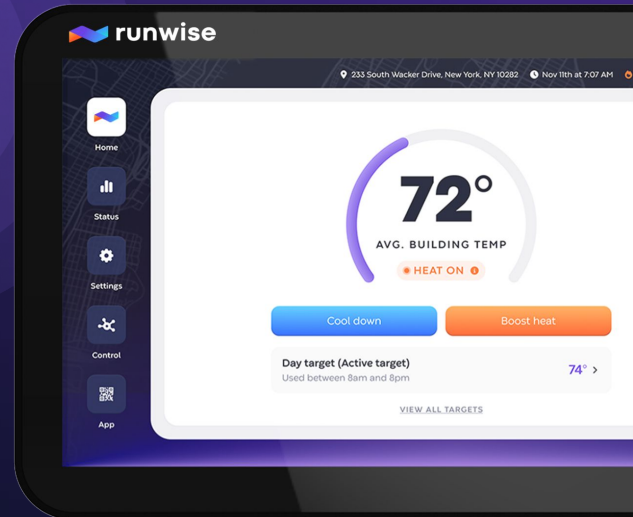
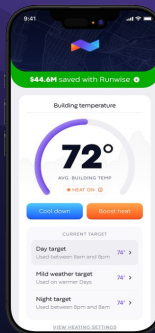
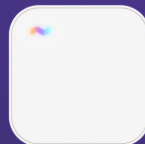
Grist

DC passes 'aggressive' climate legislation



Joseph Winters
Staff Writer

Runwise replaces outdated and wasteful controls





One sensor for smarter heating, cooling and gas detection

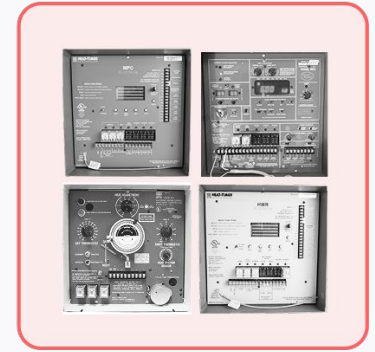
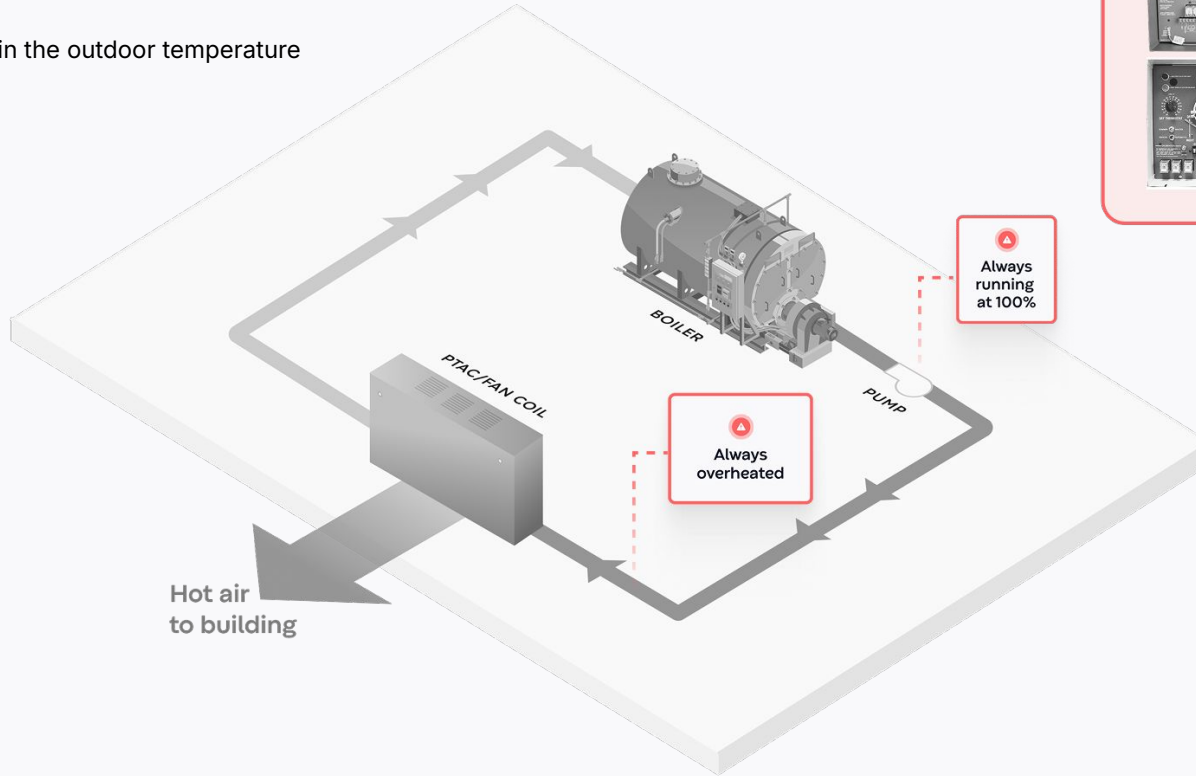
A single sensor in each space

Coming (via software update) end of 2025



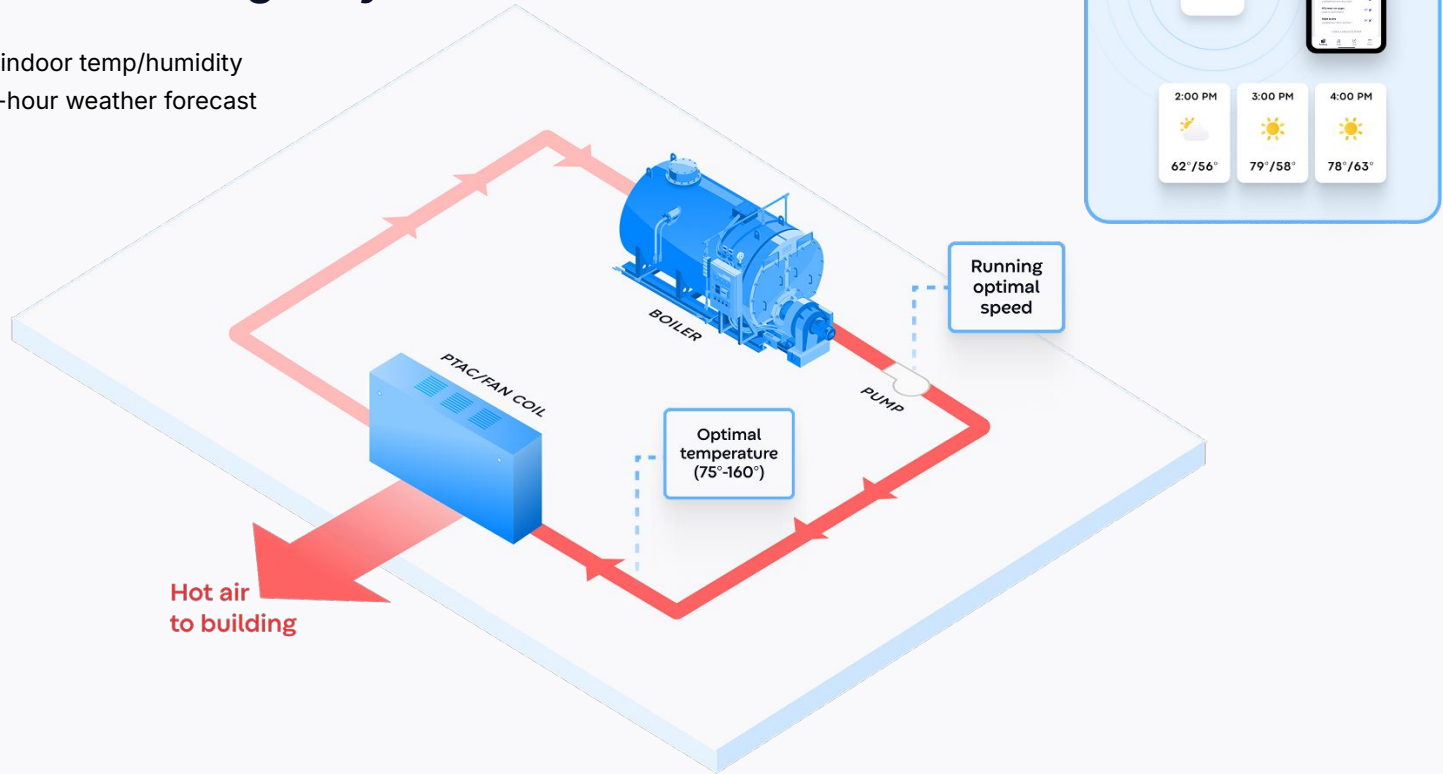
Legacy heating controls are very inefficient

They only factor in the outdoor temperature



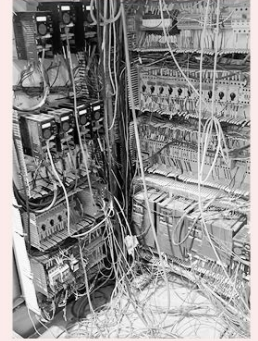
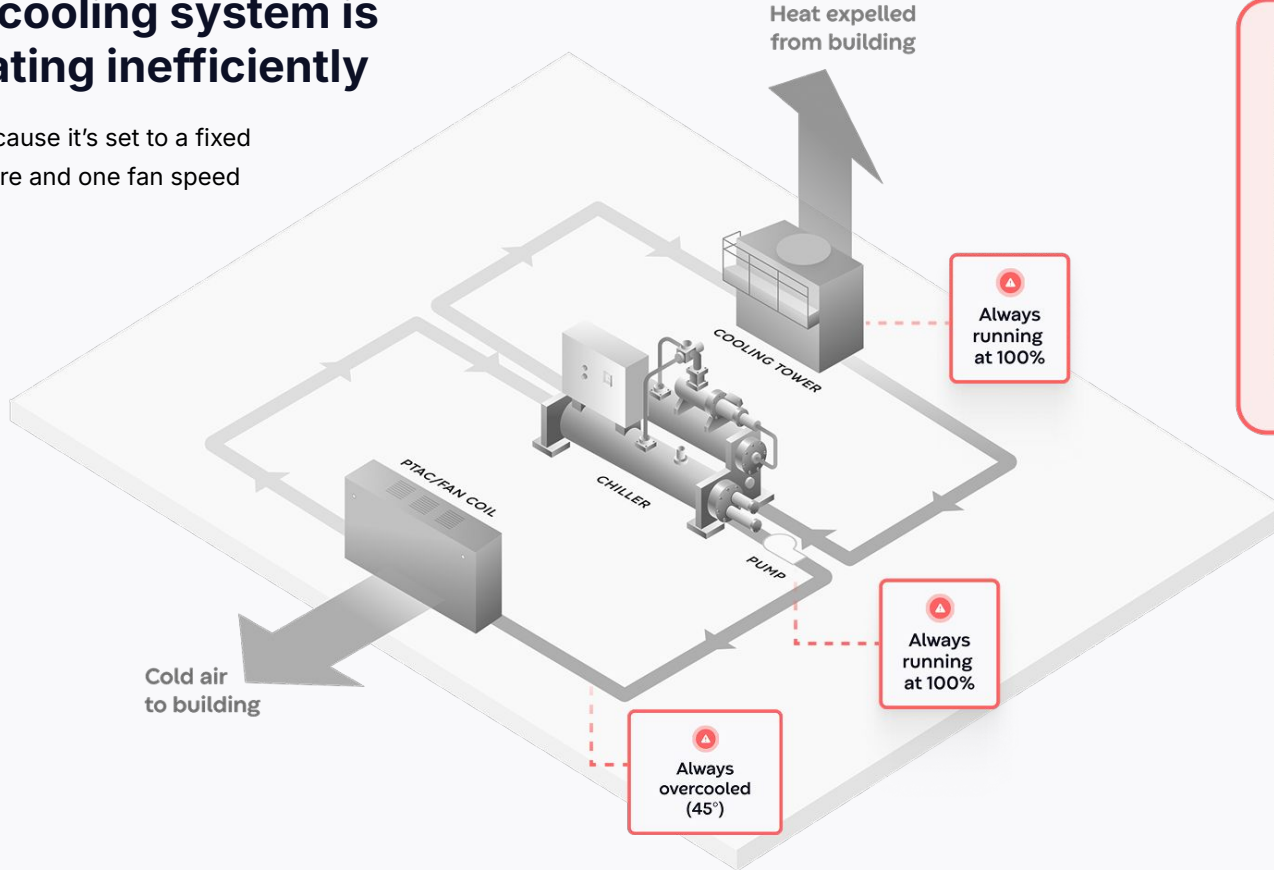
Runwise operates heating systems more intelligently

We do this using indoor temp/humidity sensors and a 12-hour weather forecast



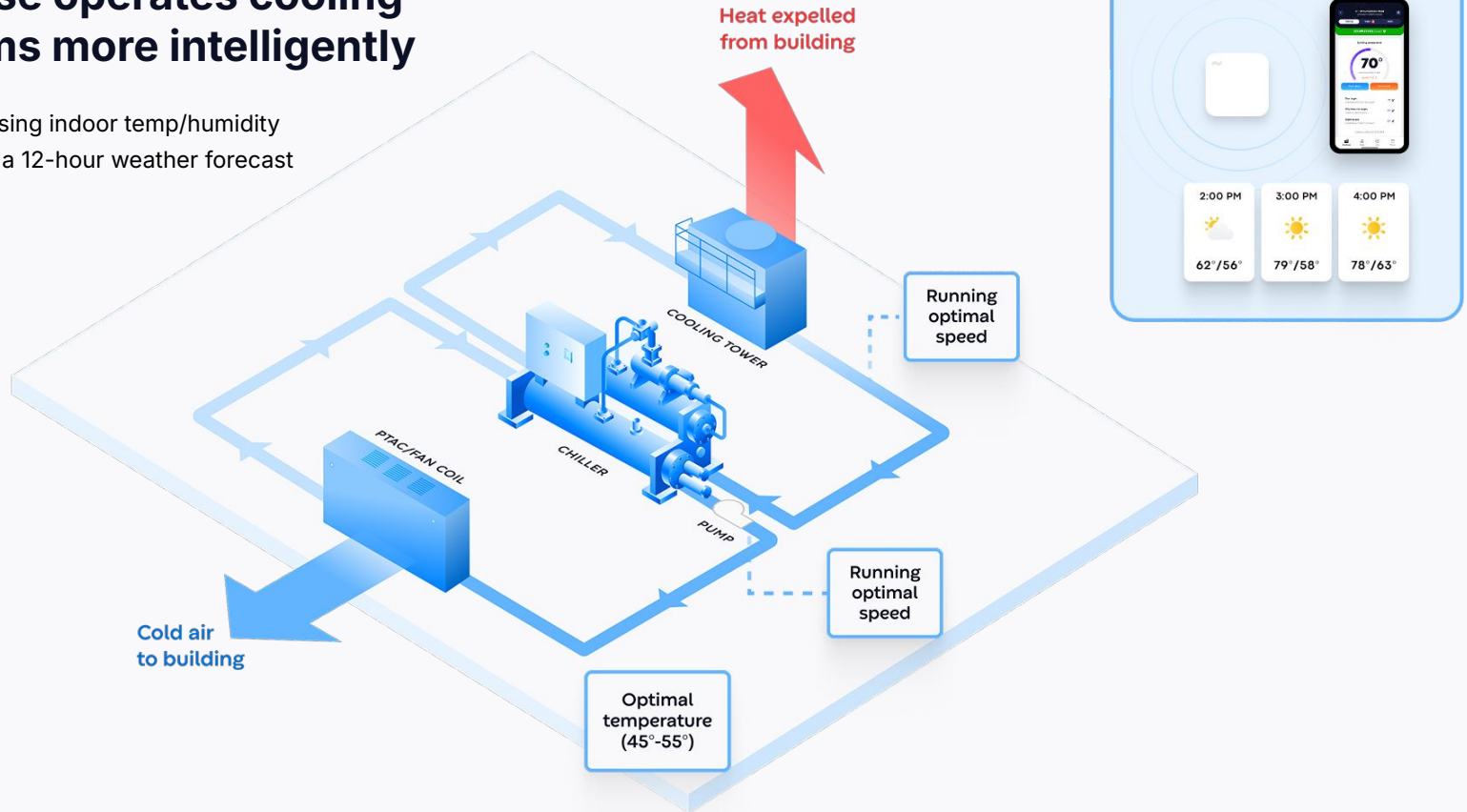
Your cooling system is operating inefficiently

This is because it's set to a fixed temperature and one fan speed



Runwise operates cooling systems more intelligently

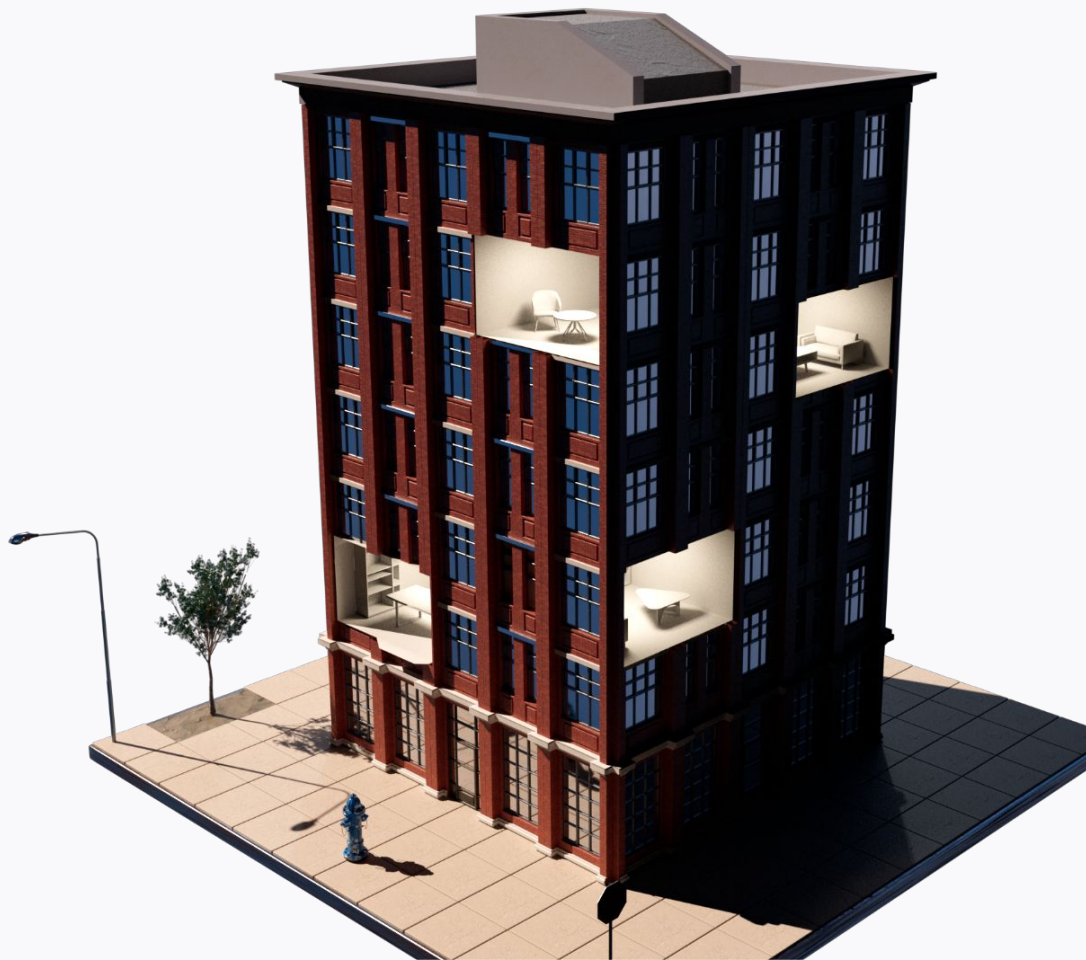
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One sensor for smarter heating, cooling and gas detection

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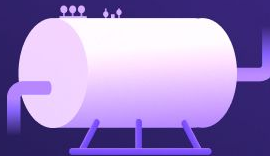




A smarter BMS that leverages modern technology to reduce utility waste

Remotely view and control all of your heating, cooling, water, electric, and gas systems in all your buildings in one app

HEATING CONTROL



COOLING CONTROL



FLOOD DETECTION



GAS LEAK DETECTION



TOILET LEAK DETECTION



SMOKE/FIRE DETECTION



Reduce risk to your tenants & building

(and to your condo/co-op board)



Scalding water sent to units

30%

Tenant harm and injury, lawsuits, financial loss



Boiler failure during winter

70%
(every 2 years)

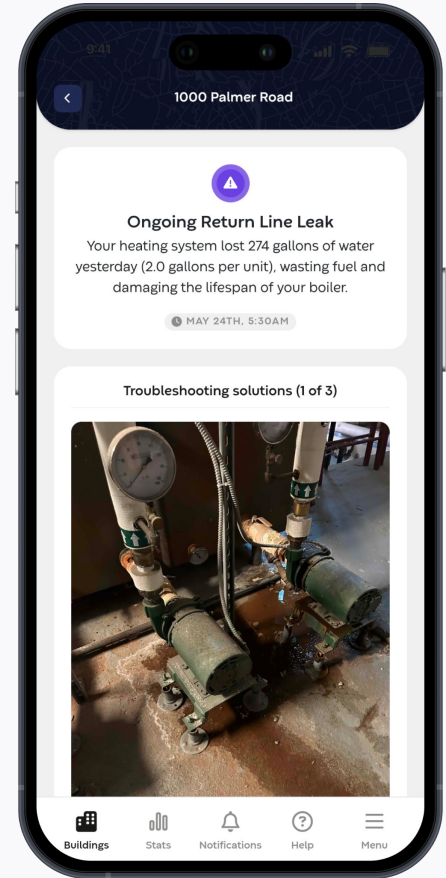
Unit temps critically low, repairs can take days, financial loss, legal action



Return line leaks destroying boiler

35%

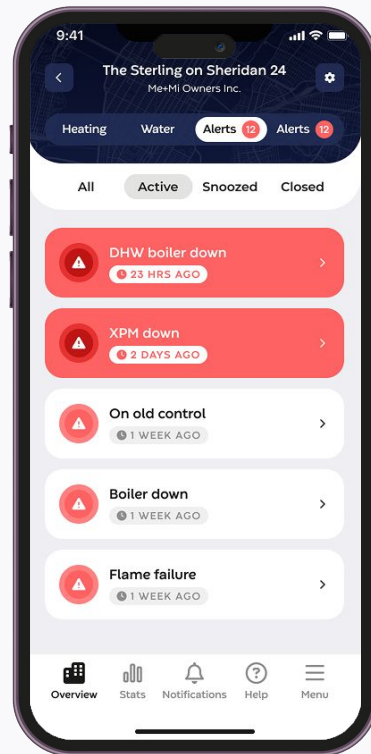
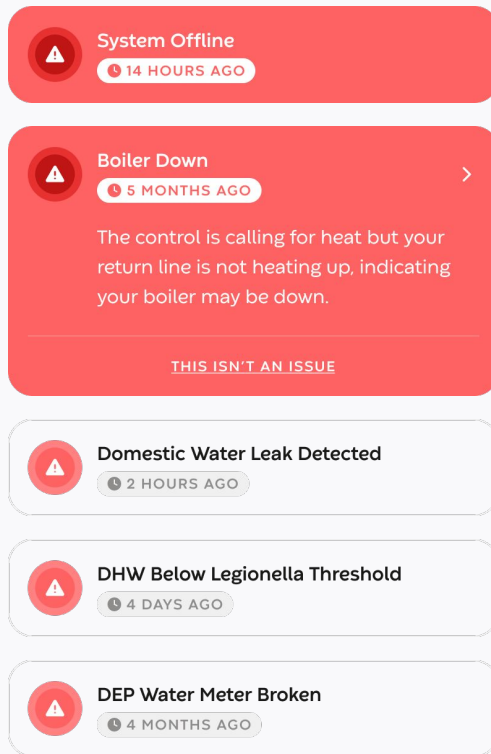
Inflated utility bills, accelerated boiler failure, foundation issues, financial loss





One platform makes your entire building safer

We detect critical problems in every system like scalding hot water, boiler down, or failed cooling tower **before** they harm tenants



Becoming one of world's largest reducers of carbon emissions

IN 2025

21%

**FOSSIL FUEL
REDUCTION**

Average fuel & carbon
reduction per building

500,000

MEGATONS CO2

Cumulative CO2
Output Reduction

100,000

CARS OFF THE ROAD

Equivalent CO2 Removal

5411 S. Ellis Ave

31 units | Rental | Steam

 **August 2023 RUNWISE INSTALLATION**

 **Replaced outdated R&D Control**

21.3%
FUEL REDUCTION

\$3,918
SAVINGS



1100 North Dearborn St

247 units | Rental | Steam

☀️ **March 2023 RUNWISE INSTALLATION**

☀️ **Received a rebate from People's Gas for the installation of the Runwise smart heating control**

21.7%
FUEL REDUCTION

\$38,929
SAVINGS



40 East Oak Street

218 units | Rental | Steam

☀️ **March 2023 RUNWISE INSTALLATION**

☀️ **Received a rebate from People's Gas for the installation of the Runwise smart heating control**

29.7%
FUEL REDUCTION

\$48,148
SAVINGS



5034 S. Woodlawn Ave

45 units | Rental | Steam

 **October 2023 RUNWISE INSTALLATION**

 **Replaced outdated R&D Control**

18.2%
FUEL REDUCTION

\$5,915
SAVINGS



1642 E. 56th Street

220 units | Rental | Steam

☀️ January 2023 RUNWISE INSTALLATION

☀️ Replaced outdated R&D Control

32.0%
FUEL REDUCTION

\$72,405
SAVINGS



life photography



Thank you

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