BGIS

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PROFESSIONAL SERVICES

Proactive management using real-time metering and remote control monitoring

Product Line:
Professional Services

Product:
Smart Retail Controls

Measures/ Technology:
Web-enabled remote monitoring and control of facility performance

Industry Sector:
Retail, Commercial, Institutional

To help manage spend and optimize energy performance, BGIS piloted a scalable control system to provide real-time energy monitoring, remote control and fault detection and dispatch across 10 financial institution locations in Canada and the US.

Background

Our client, one of Canada's largest financial institutions has approximately 2,500 retail and corporate locations distributed across the US and Canada. BGIS provides turnkey facility management services for this institution, including managing the energy performance and operational spend for all locations.

Without real-time monitoring capabilities and a means to impact change, the real estate industry will continue to operate in a market with continued raising costs. To mitigate the operational costs and risks, through BGIS' recommendation, the client agreed to carry out a 10-site pilot to determine the viability and benefit of a web-based and smart building solution to move to a fact-based and proactive facility management delivery model.

Our Solution

The solution includes a collection of web-enabled devices that provide real time monitoring and control of the building HVAC and lighting systems. Installed technologies included a micro building automation system (embedded within the thermostat), zone temperature sensors, electric baseboard

Key Benefits

The program has identified an average **energy cost savings of ~15%**, relative to the pre-installation utility budget.

Additional benefits

+ Identifying occupant comfort benefits/ opportunities
+ Maintenance savings
+ Risk avoidance (overheating of equipment, excessive equipment cycling, etc…).

MIRCO BAS & THERMOSTAT	LIGHTING CONTROL	SENSOR MODULE	ENERGY MONITOR
			
What it does Commercial HVAC control for applications with many HVAC systems	**What it does** Remote control and scheduling for interior and exterior lights	**What it does** Wireless monitoring of refridgeration and other facility systems	**What it does** Utility grade metering of facility and individual branch circuit energy

controllers, static pressure sensors, IAQ sensors, lighting controls, and a collection of current transducers. All of the data was transmitted in small data bundles via a secured cellular network and consolidated to the web based portal. Within the web portal, all energy metering and control data points can be viewed providing a holistic and comprehensive means to proactively manage the performance of a distributed real estate portfolio. Alerts, warmings and optimization measures are automatically triggered (based on client's desired outcomes) and proactively responded to by the BGIS remote command centre. All measures are integrated into the BGIS work order system management protocol to effectively manage and prioritize response time and resources.

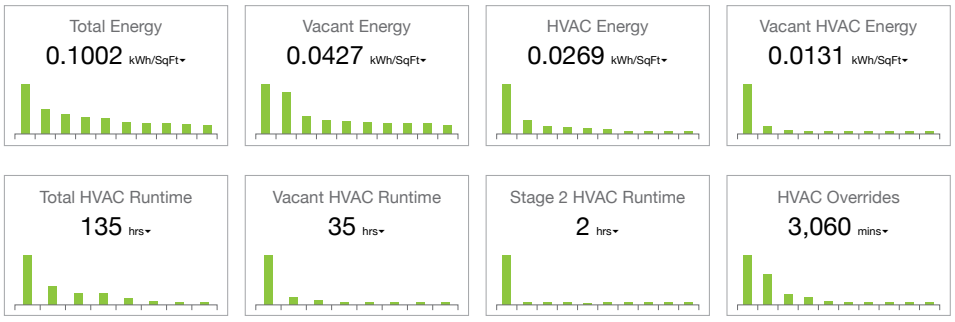
The installed solution provides real time monitoring and remote control of building assets. Through the ongoing monitoring and remote modifications to building sequences, 15%-30% of energy cost savings have been identified from changes to HVAC setpoints, runtimes, lighting controls and reducing unoccupied plug loads.

> "One cannot manage what isn't measured. With the installed solution, we now have complete visibility to the health, performance and productivity of the building assets and employees."
>
> *- VP, Professional Services*

The Opportunity

This technology is ideal for portfolios that span multiple regions, with large teams and non-uniform HVAC and lighting control systems. This system provides a means to not only view and modify performance data remotely, but also consolidate existing building automation systems platforms into a common portal/access point.

TOTALS



Portfolio Performance Visibility

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