



# Brookfield Global Integrated Solutions Case Study

Brookfield Global Integrated Solutions (BGIS) provides turnkey facility management services for its commercial real estate customers.

## THE OPPORTUNITY

To help manage costs and optimize operational performance at the site level, BGIS formed a strategic partnership with energy intelligence software provider EnerNOC and smart building solutions provider ENTOUCH to integrate real-time energy monitoring, fault detection, and remote control capabilities into its full-service facilities management platform.

## THE CHALLENGE

In commercial buildings, issues like faulty HVAC equipment, inefficient startup and shutdown procedures, and overlooked weekend and holiday scheduling issues can long go unnoticed or unaddressed— driving up energy costs and leading to increased maintenance and capital expenses to replace faulty equipment.

However, while improving efficiency could have a major financial impact for this customer, any measures would need to be implemented without disrupting day-to-day operations at the sites or compromising the customer experience.

A successful approach would require not only the visibility to identify opportunities to improve energy efficiency, and the ability to make site-level adjustments remotely and in real-time.

### DEPLOYED SOLUTIONS



HVAC



LIGHTING

# THE SOLUTION

The combined solution provides real-time monitoring and control of building HVAC and lighting systems.

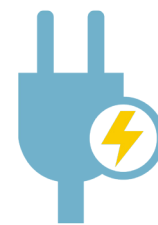
The data generated by building automation systems, smart equipment sensors, and baseboard and lighting controllers deployed at the customer's sites is transmitted in small data packets via a secured cellular network to a web-based portal.

Dedicated analysts located at the BGIS remote command center utilize the web-portal to view the buildings' energy metering and control data points and receive automated alerts, notifications, and recommended actions to improve efficiency. With continuous monitoring and remote control and triage capabilities, BGIS can take a proactive approach to building optimization and facilities maintenance. Going forward, BGIS' customer is keen to expand the solution from the initial 10 sites involved in the pilot program to its entire North American portfolio. BGIS now offers this solution to its entire commercial real estate customer base.

The partnership provides BGIS a comprehensive approach to not only improve energy efficiency, but also to reduce operational, maintenance, and capital expenses for its customers – all while minimizing disruption at the site level. Additionally, the portal provides a central location to access critical data created by building automation systems deployed across a multi-site portfolio. This technology is ideal for portfolios that span multiple regions with large teams and disparate HVAC and lighting control systems.

## THE RESULTS

Our approach delivered value in a matter of days.



# 20%

energy savings  
across multi-sites  
*with some sites reporting as  
high as 35% savings*

With these tools at their disposal, BGIS helped to dramatically improve efficiency and effectively reduce costs at the site level by:

- ✓ Optimizing equipment shutdown procedures
- ✓ Eliminating simultaneous baseboard heating and HVAC cooling
- ✓ Aligning operational schedules with holidays and weekends
- ✓ Using remote triage and control capabilities to reduce service calls and time spent on maintenance

In the first six weeks of deployment, this approach identified an average of about 20% in annualized energy cost savings across the multisite pilot program.

In addition to energy cost savings, the remote control capabilities will reduce operations and maintenance costs, while the added visibility will extend the useful life of critical equipment installed in the buildings, which will help the customer avoid capital investments in new equipment over the long term. For example, the data revealed that equipment in one of the buildings was overheating, enabling BGIS to mitigate a dangerous potential risk.

# GOING FORWARD, BGIS' CUSTOMER IS KEEN TO EXPAND THE SOLUTION TO ITS ENTIRE NORTH AMERICAN PORTFOLIO

BGIS now offers this solution to its entire commercial real estate customer base.



Please contact us today to partner with the most diverse portfolio of innovative energy management solutions and services in the restaurant industry.

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