



1 Prologis Blvd.

**Triovest Realty Advisors Inc.
Smart Tech Data Analytics Platform
Drives Efficiencies and Asset Value**

As a LEED® Gold Certified property, 1 Prologis Blvd leads the way in applying Smart technology to drive sustainable results in energy and operational efficiencies. With the goal of having real-time visibility into building systems to drive data directed maintenance, energy savings, operational cost savings and enhanced tenant comfort, property management team, Triovest, partnered with Smart Tech Solutions provider, RYCOM, to implement the RYCOM HIVE Smart and integrated data analytics platform. Now fully deployed to monitor HVAC equipment, lighting and tenant sub-meters, the operations team is using new insights to: 1) prioritize and streamline on-site staff workload/workflow, 2) better leverage 3rd party vendor maintenance contracts, 3) reduce energy consumption, and 4) lengthen equipment lifecycles - all resulting in significant time and cost savings. Furthermore, with notable impact to capital planning and tenant comfort, this Smart property solution is on track to impact the long-term asset value of 1 Prologis Blvd.



Case Study

Project Details

Number of Buildings: 1

Square Footage: 143,068

Location: Mississauga, Ontario

Project Status: Ongoing

Start date: March 2018

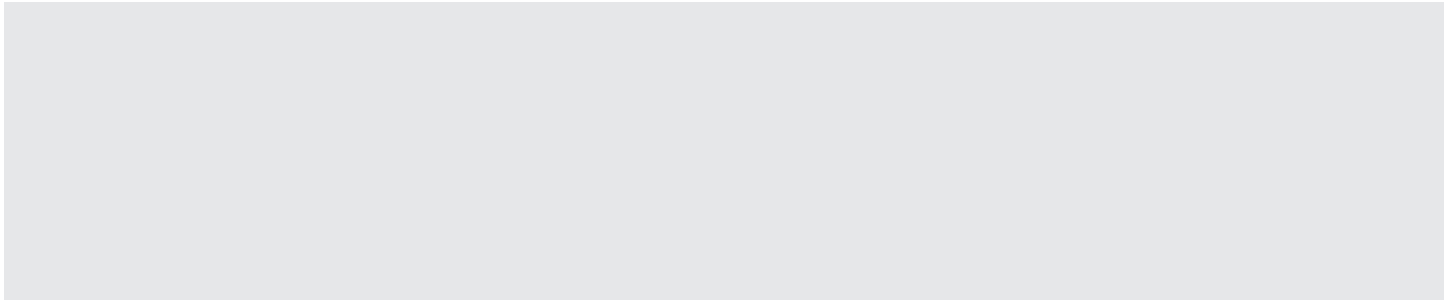
Target/Completion date: Ongoing

CHALLENGES:

- Going through a longer approval process due to bringing in new technology and services not currently part of operations
- Onboarding and engaging building operators with a new technology platform and achieving 100% adoption by all levels of the operations team
- Ongoing training of building operators to ensure they are leveraging the full potential of the new analytics platform
- Aligning the building automation system provider to create synergies
- Achieving and maintaining improved operational performance in a new and already high-performing building

SUCCESSES:

- The aggregation of data assists with capital and operational planning insights
- The RYCOM HIVE Data Analytics platform serves as prime organizational and maintenance tracking tool as building operators prepare to take on the management of new buildings being added to the complex
- Triovest has built a cohesive team with RYCOM, the BAS vendor and operational staff to ensure all sparks are addressed and resolved monthly and during BAS visits-with resources allocated as required
- The ability to reduce operational costs and find efficiencies, both support long-term high asset value
- Improved visibility and management of tenant comfort conditions improve tenant relations and drive tenant retention



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