



Devon Tower

Oxford Properties Group

Devon Tower Begins with the BBN
for a Smart and Connected Future

Devon Tower-the first building in Western Canada to be awarded LEED-EB Gold Certification-is leveraging its Base Building Network (BBN) to build its Smart and Connected future from the ground up. Beginning in early 2013, Oxford Properties Group partnered with Smart Tech leader, RYCOM, in anticipation of the planned Building Automation System (BAS) upgrade for this top Class “AA” office tower located in Calgary’s bustling Eau Claire District. The BAS upgrade was the impetus for evaluating, designing and implementing a new building owned BBN. With eyes to the future, the property management team determined that having a building owned, open, secure and managed network would allow for capital cost savings and greater operational efficiencies. Capital dollars spent would be leveraged for other building system requirements and would serve to reduce long-term network hardware, telecommunications and infrastructure spending. Moreover, to leverage this reusable asset as more technologies convert to IP and converge onto a common platform, processes were put in place for swifter building system deployment, efficient onboarding of future building systems and for engaging the right vendor support to extend the lifecycle of the network.

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- **Client** | Oxford Properties Group
 - **Property Type** | Commercial, Retail
 - **Number of Buildings** | 1
 - **Total Square Footage** | 821,083
 - **Project Location** | Calgary, AB, Canada
 - **Project Start Date** | April 2013
 - **Project Target/Completion Date** | Ongoing
 - **Project Status** | In Progress

CHALLENGES:

- A complicated environment for BBN design and installation
- A BBN designed and managed by the BAS vendor that did not take into account future buildings system network requirements or migrations support
- No BAS service contract in place to address maintenance and service issues
- An aging HVAC infrastructure
- A partially pneumatic controls system which limited integration and data analytics capabilities
- New site staff
- Challenging climate conditions

SUCCESSES:

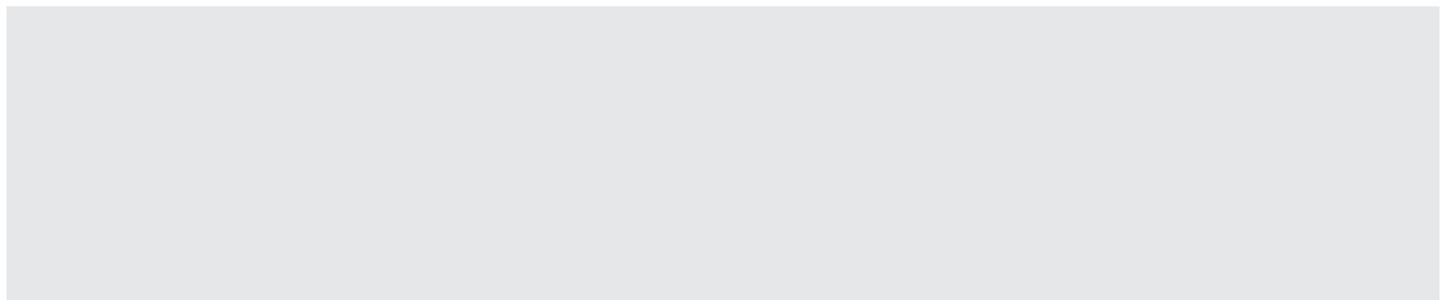
- Built the BBN with the foundation to onboard other building systems and services
- Leveraged the BBN to onboard new building systems faster (Wi-Fi, Data Analytics, Smart Meters, Metering, Lighting, Digital Directories)
- Installed consolidation points (CPs) as part of the BBN project which allows for fast and cost-effective vendor deployments and resulted in minimized cable run lengths, reduced access to tenanted floors and the elimination of the requirement for vertical firestopping for future building system installations utilizing the CPs
- Introduced data directed maintenance to make the BAS service contract more effective
- Redirected capital for future building system projects
- Implemented energy saving control strategies

RYCOM SOLUTIONS:

- Strategy
- Infrastructure
- Master Integration
- Professional Services
- Managed Services
- Base Building Network (BBN)
- Telecom Riser Management
- Data Analytics
- Cabling
- Auditing
- Design

OTHER SOLUTIONS:

- Digital Directories
- Smart Meters
- Wi-Fi
- Lighting



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