

## Case Study

# 2 Bloor West

## Blueprint for a Complete Smart Building Transformation

### PROJECT DETAILS

**Client:** KingSett Capital and Trioinvest

**Location:** Toronto, ON

**Number of Buildings:** 1

**System implemented:** Base Building Network, Data Intelligence, Smart Vision Creation, Telecom Riser Management, Security, Cybersecurity, Master Systems Integrator, 24/7 Managed Services

**Project Goal:** Reduce Operating Expenses, Improve ESG Metrics, Enhance Tenant Experience

**Project Duration:** 2019 - Present Day

### SITE AWARDS

- WiredScore Platinum
- SmartScore Certification

### SUCCESSES



Added analytics to existing CCTV system to capture occupancy, using existing infrastructure



Receiving the first SmartScore certification in Canada



Leveraged Data Intelligence and Fault Detection and Diagnostics (FDD) to generate business insights that drive ESG performance and financial optimization



Identified opportunities to strategically stack and layer critical components of the Smart Building Transformation

### MEASURED RESULTS



**1,614 ekgCO<sup>2</sup>/year**

Reduction in Greenhouse Gas Emissions



**\$6,678**

Energy Savings



**\$8,080**

Operational Cost Savings



**\$14,758**

Total Cost Savings Identified

## METHODOLOGY

In a joint effort between the building Owner and Property Management firm, an asset plan was put together to transform 2 Bloor St. West into a smart building that would reduce operating expenses, improve ESG metrics and enhance the tenant experience. As an industry leader, KingSett was looking to leverage technology to meet the requirements above and deploy capital in the most

efficient manner. The foundation of the transformation centred around the deployment of a converged network, or Base Building Network (BBN), that would allow for the deployment of multiple smart building solutions and the ability to analyze data from these building systems to drive business intelligence.



## CHALLENGES

Throughout the implementation of the various smart building solutions utilized at 2 Bloor St. West, vendors needed to be made aware that their systems would ride on one converged network vs multiple disparate ones. This required constant oversight from RYCOM on projects as some vendors would deviate even with guidance. As parts of the property and adjacent sites were also scheduled for redevelopment, RYCOM had to provide additional coordination and oversight to align the smart building goals and outcomes between the property and the development team.

## SOLUTIONS

KingSett and Triovest decided to focus on both the short and long-term outcomes and work with their trusted advisors to complete the smart building transformation through the design, implementation, and ongoing support of their property. RYCOM has deployed eight services from the end-to-end smart building HIVE solution at 2 Bloor St. West. This end-to-end solution takes care of everything from cyber and physical security; to ensuring that equipment is performing efficiently and regularly monitored for preventive maintenance. The approaches of stacking and layering multiple smart building services and solutions have led to 2 Bloor St. West being recognized as the first building in Canada to receive SmartScore certification.