

ESG REPORTING

AUTOMATIC DATA COLLECTION

Better begins now

CLIENT

REICO

REAL ESTATE TYPE

Office

LOCATION

Proximo I & II, Warsaw

SQUARE FOOTAGE

46,000 SF

SERVICES

- Property Management
- Project Management

BACKGROUND

The client's strategic goal was to develop a platform for gathering media data to support ESG reporting and track the effectiveness of their decarbonization strategy. Additionally, the platform will allow tenants to generate personalized energy consumption reports.

CHALLENGE

Integration with the media meters was hindered by the BMS automation system based on Johnson Controls' Metasys SCADA and NAE55 network concentrators. This system is not supported by the manufacturer, it is basing on the closed N2Bus protocol and does not support the RES API protocol. Producer of the BMS system proposed to update BMS SCADA for 150 000 EUR to enable remote readings from media meters.



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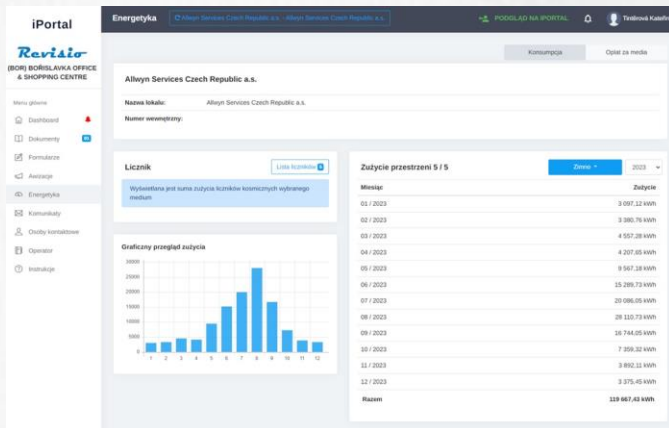
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CHART TITLE



SOLUTION

In order to enable remote reading of the utility consumption by the media platform, it was necessary to redevelop current BMS system by additional controller which will work as a communication gate and support REST Api protocol. This controller can be reused even if a decision is made to thoroughly upgrade/replace the BMS.

Actions which were taken are:

- Redevelopment of recent BMS system by additional Beckhoff controller
- Data points mapping
- Creating tenants accounts for reporting purposes

RESULTS

Upon project completion, each tenant received an individual account with a set of meters to monitor their electricity and heat consumption. The platform provided allows tenants to generate media reports for ESG reporting, which is also useful for assessing the effectiveness of tenant improvements. The facility manager now has more time, as they no longer need to respond to constant tenant requests for media reports. The unconventional solution also reduced the cost of integrating the media platform with the BMS by €120,000.

TANGIBLE BENEFITS AND KEY TAKEAWAYS

- Continuous monitoring of the energy consumption
- Access to data at any time
- Investment savings due to unconventional solution (EUR 120 000 of savings)

STATEMENT

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I am incredibly proud of our team's dedication and innovation in delivering this project. Their hard work in redeveloping the BMS system, integrating the media platform, and ensuring seamless tenant access to energy data has not only improved efficiency but also provided significant cost savings.

Sylwester Marchewka
Head of Asset Services Operations & Technical Poland