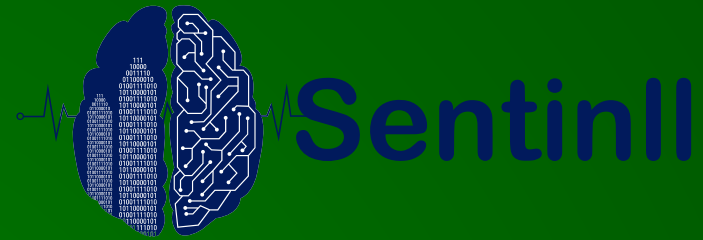# SentinII

PROVIDING CUTTING EDGE SYSTEM VISUALISATION, ANALYSIS AND OPTIMISATION TOOLS FOR REAL ESTATE PROFESSIONALS.

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AUTOMATION SMART MATRIX

ISO 9001 & 27001 Certified

OVERVIEW

- A MANAGED AND MEASURED APPROACH TO SUSTAINABILITY

- FOSTERING A COLLABORATIVE APPROACH

- PLOTTING A PATHWAY TO NET ZERO

- PROVIDING INSIGHTS FOR CONTINUAL OPTIMISATION

- THE DIGITAL TRANSFORMATION

- INTRODUCTION TO THE TECHNOLOGY

- ACHIEVING SUSTAINABLE TARGETS

- RESULTS

- THE BENEFITS

- FUTURE INNOVATIONS ASSURED

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AUTOMATION SMART MATRIX

SentinII

SUSTAINABILITY

We believe that sustainability is a mindset as well as strategically evolving process that is crucial in providing future proofed workspaces.

It is our core belief that sustainability within the commercial real estate sector cannot be achieved without innovation.

Buildings are widely understood to consume upwards of 40% of the worlds energy with commercial real estate being responsible for a large proportion of this figure.

The demand for Innovative, sustainable practices in commercial real estate management is on the rise, with a marked increase in sustainability initiatives.

Pending regulatory reform such as ICMS-3 requires that asset management teams and owners respond quickly. Committing to and understanding life cycle operations is imperative to success

Changing mindsets and setting realistic emissions reduction goals requires that strategic decisions to secure the future of the real estate industry are at the forefront.
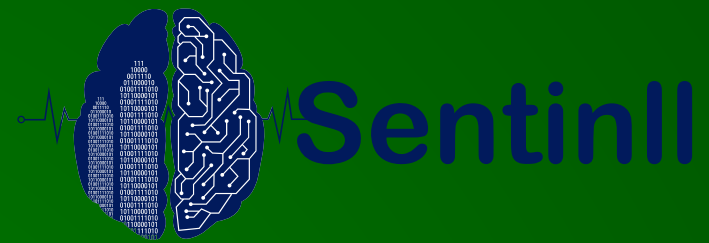
A MANAGED AND MEASURED APPROACH

Innovation

Strategy

Wellbeing
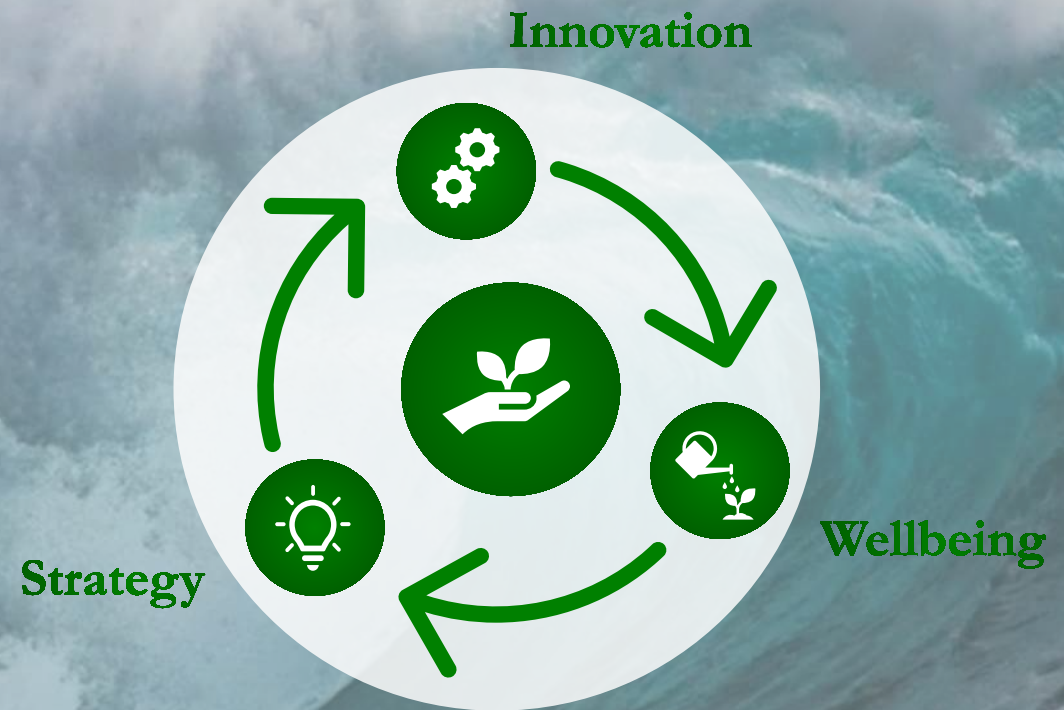
THE COLLABORATIVE APPROACH

Defining the collaborative approach

- Implementation and development of technical solutions

- Initial system analysis

- Initial engagement

- Establishing benchmarks, operational rules and criteria

- Developing collective understandings

- Identification of system and process improvements

- Implementation of revised strategies

- Measuring results and reporting

- Ongoing engagement and strategic action and ESG planning

- Development of demand Led Maintenance strategies

- FTP/SFTP, Excel and API based data export

Reducing carbon emissions associated with Net Zero Carbon Scope 3 presents a significant challenge to the industry, this can only be met by fostering a collaborative approach to the considerable task at hand.

ACHIEVING THIS WITH TECHNOLOGY?

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THE PATHWAY TO NET ZERO

Connectivity

Data collection

Goal & Target achieved

Building optimisation

Sustainability and continual improvement planning

Assisting clients in achieving Net Zero Carbon transformation

Providing insights for continual optimisation

Recent events have highlighted the crucial role which buildings play in our lives. Asset owners are now being tasked with ensuring that systems are being operated and maintained to elevated levels of efficiency with a greater focus on enhanced energy optimisation as well as optimising carbon footprints and protecting the well-being of building occupants.

Buildings account for almost 40% of global carbon emissions, demonstrating the critical role which associated management teams will ultimately play in reducing carbon footprints as well as the potential in helping achieve a sustainable future.
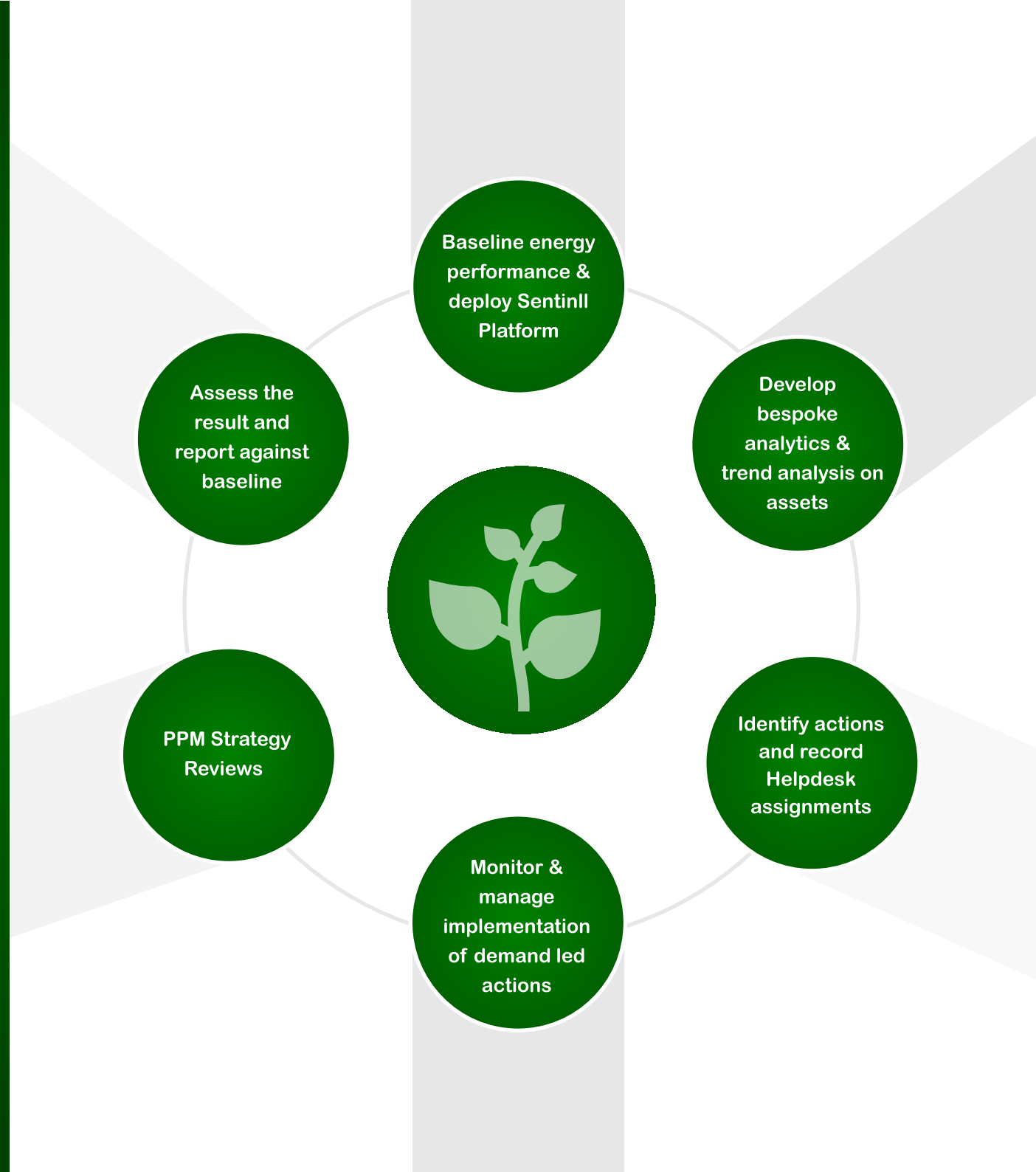
With HVAC and lighting alone accounting for more than 50% of energy use in an average commercial building, there is unparalleled potential to improve operational efficiency while saving costs. Our Smart building technology allows buildings of any scale to use existing systems more efficiently, reducing energy consumption and emissions by around 20% in typical cases.

Sentinlls technology grants complete visibility of a buildings processes, highlighting how and where resources are used most, allowing for informed decisions to be made and practice change to be adopted.

Through the use of advanced building analytics we are able to promote enhanced performance levels, providing a path towards pending industry regulation.

Facility teams will have the ability to asses sites with a consistent and scalable methodology for the implementation, analysis, identification and reporting on energy and system utilisation.

Closed loop processes can be developed, ultimately leading to optimised sustainability.

Baseline energy performance & deploy SentinII Platform

Develop bespoke analytics & trend analysis on assets

Identify actions and record Helpdesk assignments

Monitor & manage implementation of demand led actions

PPM Strategy Reviews

Assess the result and report against baseline

DIGITAL TRANSFORMATION

BSM/Sentinll data analytics platform

Alternative maintenance strategies, primarily based on continual monitoring, can only be achieved through the deployment of data analytics platforms.

As a business, we identified a requirement for digitisation and have been developing advanced platforms for many years, allowing us to provide cutting edge functionality which is fully scalable.

Our installations have provided us with real world experience in developing techniques and understanding that is ultimately changing the way that the real estate industry manages properties.

BSM/Sentinll utilises open protocol technology to collect, analyse and leverage data from key areas of operation that is easily deployed across single spaces through to complex portfolios.

This technology allows uers to harvest, visualise, interpret, and autonomously optimise systems, carbon footprint & occupant comfort whilst providing access to both real time and historic digital data across entire estates from a single operator pane.

Tangible benefits

Through detailed dash boarding and trend analysis, BSM/Sentinlls Advanced, multi award winning analytics platform can report on system performance & Occupant comfort against defined requirements, allowing identification of anomalies before operational problems manifest.

Predictive maintenance allows the implementation of changes or repairs to be scheduled in the early stages of asset failures, resulting in a reduction of potential downtime as well as preventing significant site disruption.

Dashboards can be used to assist clients with on-going monitoring of assets, ensuring that main Key Performance Indicators (KPIs) such as Energy, Carbon Emissions, Comfort, and Maintenance are trending towards achieving holistic building efficiency benchmarks and targets.

Systems can be integrated with existing CAFM platforms and data can be shared with 3rd party systems, providing homogenised views of data, allowing detailed reporting across operational activities.

THE TECHNOLOGY

Sentinll is at the forefront of developing digital solutions, enabling new approaches to operating and maintaining properties.

This is driving a re-evaluation of the relevance for Building Engineering Services Association (B&ESA) standards, such as SFG20.

We are committed to being part of enabling a future whereby maintenance strategies will combine elements of the tried and tested SFG methodology alongside innovative digital technology.

What our clients are saying

"A collaborative approach, combined with this technology is providing us with opportunities that we were not even aware existed, the unique carbon intensity modelling along with the write functionality and scheduled performance testing & reporting, is allowing optimisation through intelligently targeted maintenance as well as on the fly tuning, which is a true game changer"

Smart Building implementation Lead

System Functionality

- Open protocol communications

- Cross portfolio/site operation and visibility

- Multi user/multi role capabilities

- Widget base dashboards

- Drag and drop/drop down box configuration

- User mobile Interface and Wellbeing applications

- Adaptive Carbon Intensity Modelling (ACIM)

- Fully configurable charting and metering interfaces

- Advanced user configured formula & Query/rules engines

- Autonomous system write/optimisation technology

- Automated plant performance testing & reporting

- Advanced Asset Management & Energy/Cost Reporting and Management

- User data export tool

- Alarm and notification generation & management

- Complex energy and status reporting

- API /SFTP Integration & export

- Securely encrypted Plug & Play wireless sensor/actuator integration

- Cyber secure by design

BUBLL COMMAND

Built on BSMs patented technology, Bubll Command offers elevated levels of customer interaction with building environments. Promote enhanced levels of occupant satisfaction and wellbeing through digital technology on a truly scalable basis. We pledge to deliver industry leading functionality at unmatched cost points. Bubll Commands, buy it once and customise it many times is set to change the Smart Building App landscape.

BUBLL COMMAND WORKPLACE

Control your environment, engage your workplace community, offer secure and fully hands-free access to your building. Bubll Command allows streamlined control of every aspect of work activities directly from occupants own your mobile devices.

Bubll Commands modular approach allows user to make defined decisions, choose from simple work ticketing through to advanced features such as HAVC, lighting control and mobile access credentials via digital wallet technology

BUBLL COMMAND WORKFLOW

Installation & configuration is typically no more than a few simple steps.

Create A Dedicated Secure Account
A BSM specialist will create your server account and you will receive credentials via email.
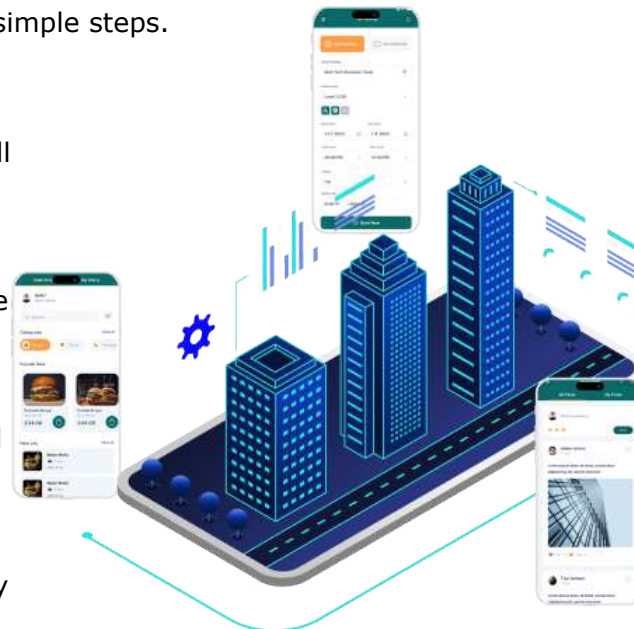
Download The Mobile App
Download the Bubll Command App from your chosen store (available on Android and IOS).

Enter Details
Once installed, enter your credentials and log in to the Bubll Command App.

Enjoy The Benefits
Navigate through the digital building environment and enjoy the benefits that Bubll Commands technology offers

Features

Do you use building automation system to optimise your buildings, let us help you! Check out our impressive features.

- HVAC/Environmental Control
- Lighting Control
- Building Information
- Room Booking (with automated plant scheduling)
- Car Park Booking
- Job Ticketing
- Building Social Media Wall
- Access control (Secure Digital Wallet)
- Wellbeing Interface
- Tenant View
- Electronic Concierge System
- Catering/Canteen functionality
- Local Amenity and Travel Information
- Documentation transmission

HELPING ACHIEVE SUSTAINABILITY TARGETS

The Net Zero Carbon pathway is driving property owners & operators to integrate, sustainability and energy performance into asset management strategies.

A unified commitment to reducing operational carbon intensity is a collective task requiring immediate and clearly defined action plans.

The Bubll Smart Matrix technology along with our partner companies are well placed to ensure that clients are seen to be delivering pioneering services via technology, ultimately emerging as industry leaders.

The alternative to a considered and concerted effort in achieving sustainability goals is unthinkable.

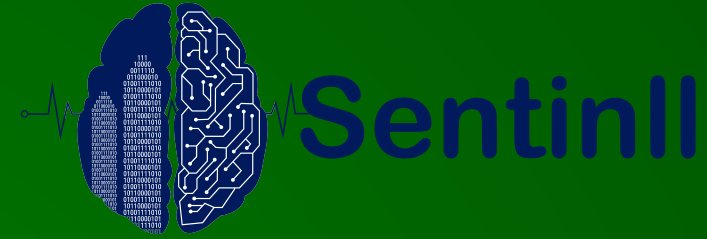Helping define a committed and sustainable approach to conservation and ESG

25%

Improved whole building energy efficiency of of existing assets by 2030

75%

Reduced operational carbon intensity across portfolios by 2030

SOME OF THE RESULTS

Building Type	Building Size (SQFT)	Energy Savings (kWh)	Financial Savings (£)
Commercial Office	95,175	107,827	41,574.00
Commercial Office	157,917	817,428	317,244.00
Commercial Office	188,700	85,373	49,508.00
Commercial Office	81,695	275,290	106,840.00
Commercial Office	115,026	356,924	138,522.00
Commercial Office	155,019	477,637	149,023.00
Mixed Use	227,0340	298,007	93,100.00
Commercial Office	110,360	171,202	57,628.00
Commercial Office	194,200	165,419	62,859.00

WHAT ARE THE BENEFITS?

The results demonstrate tangible benefits in adopting and harnessing digital technology, such as:

• Reduction of OPEX.

• Rapid Return on Investment.

• Reduction on reactive calls.

• Increased longevity of HVAC systems and main plant assets through predictive analysis.

• Adoption of innovative systems and intelligence led maintenance techniques.

• Gaining Industry recognition.

Having worked within the BMS/Smart Building sector for many years, our team understand the need for innovative solutions to meet the requirements of the various codes and tenant arrangements.

We believe that combining technology from manufacturers and industry providers will promote opportunities to advance towards technological excellence and provide "facilities of the future" today.

With the results gained from embracing smart building analytics & technology, innovative work flows and data-driven targeted maintenance techniques can be established leading to enhanced operation whilst minimising human resources.

We aim to proactively promote client initiatives in achieving sustainability goals and provide positive exposure to the Market.

Join the multi-award winning team of BSM adopters and users and drive real estate operations towards a long term sustainable future.

INNOVATION INTO THE FUTURE ASSURED

"We firmly believe and are committed to a future where, maintenance activities will be demand led with a focus on optimised energy consumption, reduced maintenance costs and enhanced occupant comfort"

The Bubll Automation Team

A LOOK AT THE FUTURE

Chart Overlays

Users can simply use the SentinlI reporting tools to create complex overlays allowing a deeper and more detailed level of understanding and knowledge.

Cascade Queries with Information details

Only check what is important, rationalise data by cascading conditional queries and rules.

## Full remote system adjustment via secure cloud Interface

Remote manual adjustment of system parameters from your own cyber secure cloud interface.

Edge Computing

With complete system resilience in mind the future is moving towards the edge. SentinlI will offer users industry leading reliability and performance via its state of the art Hyper edge technology, whilst providing complete backup capabilities via the SentinlI Server interface.

AI Information Handling

Precisely search site documentation, using keywords and symbols directly from BSMs intuitive interface using generative AI technology. Find all of the answers in one single location irrespective of document formats.
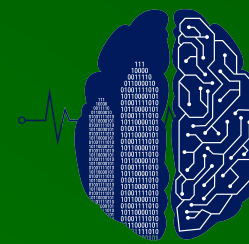
DISCOVERING AND DEFINING
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