CASE STUDY

Enhanced Building Performance Through BBN Upgrade in Downtown Toronto

A modern, high-speed Base Building Network enhances all connected building systems.

OVERVIEW

A few years ago the executive and technical teams at Dream recognized that some of their buildings (especially their more recent acquisitions) would soon require new base-building technologies in the form of building automation, security systems and more. Rather than approach these IP-based upgrades separately, it was determined that the best first step would be to upgrade the Base-Building Network (BBN) so that all future IP systems could be connected to a robust, vendor neutral high-speed trunk.

dream ☁

INDUSTRY
Commercial Office REIT
LOCATION
Downtown Toronto, multiple office towers
SIZE
Ranging from 12 Floors to 19 Floors

Dream is a leading developer of exceptional office and residential assets in Toronto, owns stabilized income generating assets in both Canada and the U.S., and has an established and successful asset management business across four Toronto Stock Exchange listed trusts and numerous partnerships.

> " *Professional, effective and well executed* "
>
> *John Du*
> *Infrastructure Analyst, Dream*

viridian
Intelligent Building Technologies

THE CHALLENGE

Dream had no remote viewing capability on the various separate networks that existed across multiple downtown office buildings.

In planned upgrades for building automation, security, lighting, etc., each vendor was proposing to install their own network for their solution, an idea that did not sit well with Dream's IT group.

THE APPROACH

viridian collaborated with Dream's IT group to create a plan with the following key elements:

- A specific set of network equipment specifications for cabinets, fiber, UPSs, etc.

- Predetermined minimum standards with respect to functionality and security.

- Protocols around physical access and use for future 3rd party vendors connecting to the network.

- A specific methodology to protect critical base-building conditions like fire-stopping in risers.

THE SOLUTION

viridian helped Dream to design and build a standards-based secure network across all connected buildings that could now be monitored remotely 24-7.

THE OUTCOME

In addition to creating a high-speed, robust and secure platform for their own present and future base-building technology upgrades, Dream has provided a higher capacity, reliable network for their tenants, a key element to staying competitive in today's commercial real estate market.

The new system is also equipped with both physical and cyber alerts in the event that any unauthorized person attempts to access the network or connect any unauthorized device to the network.

Overall, Dream's goals related to operational efficiency, system security and asset competitiveness were achieved.