

# KEEPING YOU IN CONTROL OF COMMERCIAL SPACE DEVELOPMENT



**TREND**

# ENABLE BETTER CONTROL OF COMMERCIAL OFFICE SPACES

Efficiency and financial viability are paramount considerations in any office development venture. From the outset, the adage “*time is money*” becomes the guiding principle, as both adherence to project timelines and staying within budget play crucial roles. For developers, the completion of the project represents a turning point, signaling the opportunity to begin marketing the available space and realizing a return on their investment.

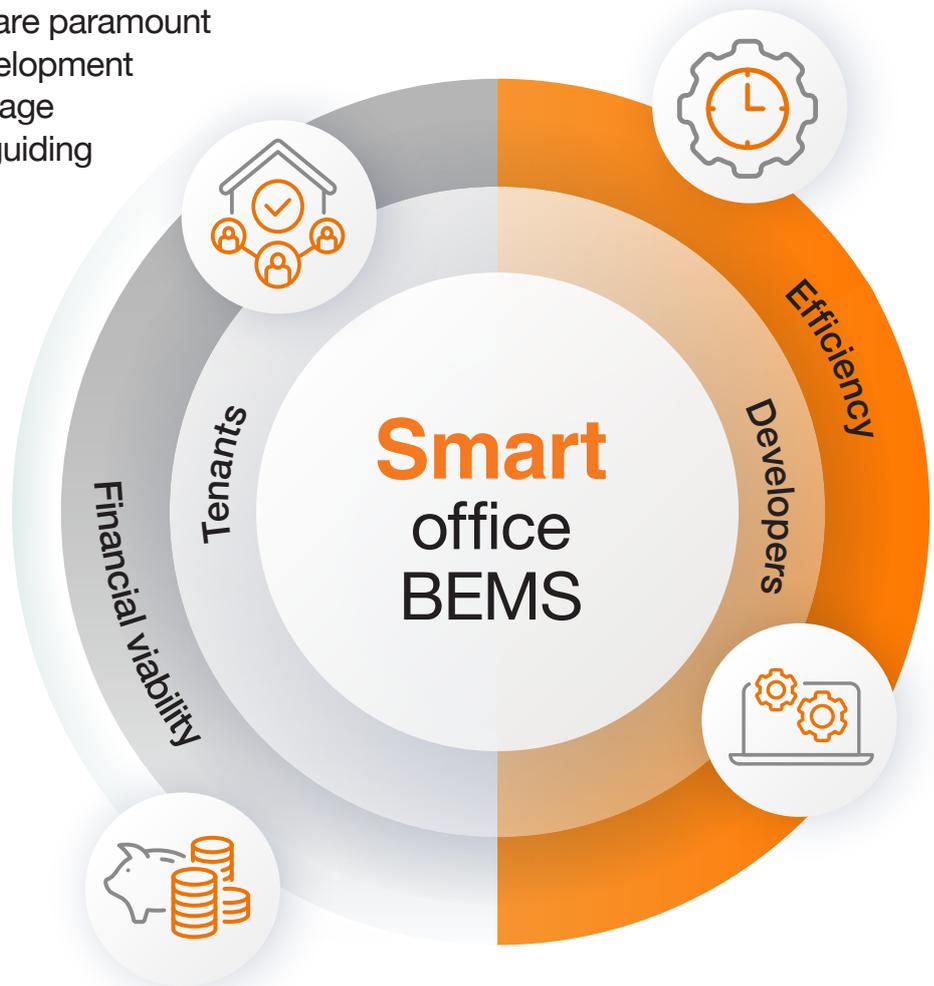
It becomes imperative for developers to offer a specification standard that meets the discerning requirements of modern tenants. Consideration of the overall lifecycle cost of ownership, is often a determining factor in their financial outcomes.

Developers and owner-occupiers are equally invested in the timely and cost-effective delivery of their buildings.

This article examines the criticality of the BEMS in supporting the objectives within a commercial office development, underscoring their pivotal role in the operational success of your building.

Today’s commercial premises are often equipped with a Building Energy Management System (BEMS), which can enable greater visibility and control of heating, ventilation and air conditioning.

To this end, a BEMS plays a key role in supporting the goals of developers, tenants, owners and occupiers. The BEMS is one of the last elements completed in a building. It puts to work all the mechanical services in the development and needs to be commissioned quickly and efficiently. Otherwise, suboptimal consequences may ensure.



Trend has the experience, knowledge and proven capability that is vital for the delivery of expert maintenance and support.

Trend’s independent approved, supported partner network of BEMS suppliers and installers, means there is a choice of provider in your supply chain. Local and national support partners, experts in their field, available where ever your development may be. This ensures competition, value for money and the ability to select the appropriate Trend partner to deliver the project.

BMS is connected to and puts to work all your environmental mechanical equipment, critical for the overall running of the building.

The BEMS manages the mechanical plant that consumes the majority of the developments energy. When you manage your energy, you optimize your business. Allow the BEMS to integrate the building sub systems together into one system design. Each one operates more efficiently as part of the whole system design, more effectively.

You gain a clearer view of what’s happening to the whole system so you can manage today and plan for tomorrow. And that’s simply intelligent. Make sure to connect with Trend, as early as possible in the design process. Our BMS specialist can support you to get the most of your BEMS system design, supporting you all the way through the development.



## Optimised for comfort

Whether for owners or tenants, buildings must provide a comfortable indoor environment. Air quality is known to have a positive impact on occupant wellbeing. A Trend BEMS will supervise and control the climate parameters in real time. Utilising repeatable, accurate control regimes. The goal is to maintain indoor climate conditions, while minimising the consumption of energy.

In addition to controlling the environment and improving energy management control routines, the system can give insight related to the sites performance. This greater visibility will likely reveal how even more enhancements can be made. The critical building information can then be visualised and presented in a range of appropriate formats and reports. This will happen in real time, allowing a fast appropriate response to the data the site gives you. The BEMS will be assisting the allocation of vital resources throughout building, to maintain the comfort conditions and minimise the energy consumed.



## Fully accessible offerings for greater visibility

The BEMS has all the comfort and energy data within. Using the BEMS as a single point of access, authorised users can access the comfort and energy data. Full management of the building is available through the BEMS. In fact, every building occupant could potentially view and adjust the comfort conditions in their area. Additionally, the system can be configured so that individual tenants can access their own part of the building. Access is fully managed and password protected.

Building managers can access the BEMS onsite or remotely observe facilities with personalised operator interface options. Fully manage and support the building in live time, review data trends, operational times, time zones, and alarms. Configure the alarms to notify you if plant items are not being controlled correctly. The BEMS can utilise the power of analytics in the system to review building plant performance. Analyse the performance of the control system, and the efficiency of the plant it controls, giving you insight on degradation or operational inefficiency. This gives you the ability to effectively plan for future upgrades and optimise the building performance.

Using the BEMS to fully manage and support the uptime of the building and ensuring occupant satisfaction. Because a Trend BEMS is designed to be compatible with third-party devices and other equipment, it could also be adapted to monitor services other than HVAC, such as lighting and lifts. Talk to Trend to discuss your building application and get the most out of your building BEMS.



## Future-forward outcomes

By design, a Trend BEMS solution is developed to meet the buildings needs today. Building usage change through its life. The occupant usage change, from a dense call centre to an open plan office, to smaller modular offices, to a mixed meeting room, flexible desks. The BEMS needs to be adaptable and be able to be expanded to meet building usage demands or unforeseen developments like new legislation.

The Trend BEMS is a modular system, that can be expanded and adapted to meet new or expanded applications. You can add additional controls, should you change your building design. Trend is a truly flexible design solution.

With advances in technology such as the introduction of low energy sources, such as PV, or Air source heat pumps the BEMS needs to be flexible for future technology and designs that are coming to the commercial buildings.

The system offers seamless integration with existing or new systems, reducing the need to add complex gateways or replace the entire BEMS. Trend's proven, flexible, adaptable and futureproofed BEMS technology – combined with expertise and support of its global partner network – represent a winning solution for building property developers, owners and occupiers alike.



Read more content on the intelligent building - click here and fill out the form to receive more resources via email

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