

Increasing market demand to employ more sustainable building and operating practices has forced real estate industry market leaders to adjust their value propositions — not only toward customers but internally as well. RealFoundations' utilization of building technologies to increase focus on business level processes can increase efficiency, reduce costs and reduce your bottom line.

### Our Building Technology and Sustainability (BT&S) practice

is a full-service building automation practice that provides real world solutions to help companies improve returns via sustainable strategies. The first step towards achieving success involves measuring, monitoring and benchmarking your current operations. We recommend you 'measure twice and build once' and will assist you in determining the right tools and processes necessary to establish a baseline and an operational strategy to accomplish your goals.

At the heart of building automation is an intelligent building — one which regulates interior temperatures, power, lighting and other other building equipment via coordination of building subsystems. These buildings interact on a machine-to-machine basis, without the need for human intervention. The benefits are vast and the ability to accurately forecast your operational expenses based on actual numbers can be your greatest value.

### Intelligent Building Systems

The foundation of a successful real estate portfolio begins with intelligent building systems. The implementation of building systems that are interoperable across a portfolio improves business operations and reduces unnecessary manual procedures by increasing visibility and identifying unnecessary resources.

#### Operational Efficiency

Automated building systems streamline organizational operations by replacing manual processes and the costs associated with those processes with automation.

#### Improved Management Visibility

Building automation improves visibility and increases access to information. Management gains the ability to make better business decisions and reduces the layers between itself and field-level resources.

### What this means for you

Centralization and automation of building systems provides the following benefits:

- Real-time building/portfolio information
- Centralized cost control
- Increased security
- Reduced energy and maintenance costs
- Operational efficiency
- Increased visibility
- Centralized operations
- Resource time savings
- Operational Expense forecasting

### Our Services

#### Sustainability Strategy and Planning

- Green Development Project Management
- LEED & Energy Star Program Management

#### Building Operations Strategy and Design Building Automation

- Energy Analytics and Metering Tools
- Power and Energy Management
- EMS/BAS
- Lighting Controls
- HVAC

#### Security

- CCTV
- Access Control
- Parking Automation
- Visitor management

#### Telecommunications

- Riser Management
- Broadband & Telecommunications Infrastructure Design
- Wireless and RF Technologies (WiFi and Cellular)

#### Technology-Based Tenant Amenities

- Business Centers
- Smart Cards
- Video Conferencing
- Virtual Concierge
- Digital Signage



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### About RealFoundations

RealFoundations is a full-service management consultancy focused exclusively on comprehensive creative solutions for corporate and commercial real estate. From homebuilders, owner/operators and construction to service providers and capital markets, we can offer you services that will improve your company's operations and achieve your true potential.

For more information on our services or company, contact Mark Callin or visit our website at [www.realfoundations.net](http://www.realfoundations.net).