

**MONNIT**<sup>®</sup>

"The leader in low-cost, remote monitoring solutions."



# CORPORATE PROPERTY Remote Monitoring Solutions



## Remote Monitoring Solutions for Corporate Properties

*How corporate facility managers can reduce energy consumption, and implement reliable, low-cost property monitoring solutions to achieve smarter, safer, and more efficient operations.*

### Introduction

According to a 2012 Corporate Buildings Energy Consumption Survey, the U.S. Energy Information Administration reported electricity accounts for *61 percent* of the energy consumed in Corporate buildings.

Buildings.com, a community of facility managers and building owners serving building managers and facility professionals since 1906, pointed to an increasing need for property owners and managers to do more with *less* energy, as they work to shrink carbon footprints.

It's difficult for any corporate property owner or manager to see problems in the midst of wind or rainstorms that soak the carpets and flood the doors. It is also not uncommon to find many property owners and managers have no direct engineering or maintenance experience.

Even fewer of them can respond to maintenance issues with the knowledge of what the problem *really* is. This is where the Internet of Things (IoT) can provide many cost-saving insights.

### Corporate Property Frustrations

Monnit receives numerous inquiries from facility owners and property managers looking to improve building efficiency and reduce maintenance costs. Among the most frequent property management frustrations we hear about, the following rank highly.

- Unexpected Maintenance and Costly Repairs
- Environmental Comfort Levels for Employees
- Energy Costs and Consumption
- Water and Environmental Damage to Sensitive Areas and Electronic Equipment
- Secure Building Access

## Internet of Things for Corporate Property

What is the Internet of Things (IoT), and what does it mean for corporate property managers and owners? IoT represents an ever-growing network of physical objects ("things") embedded with sensors capable of network connectivity, which enables them to collect and exchange critical operational data from building systems. What we know as IoT has actually been around for years, and its wide applications are rapidly becoming a necessary business technology.

One key growth enabler for corporate property is the Internet of Things, as recognized by Deloitte, a leading audit, consulting, advisory and tax services firm in the U.S. IoT cloud and mobile technologies can identify key processes or potential security issue. It can also improve integration with existing systems and leverage data analytics for tighter operational and environmental control.

BISNOW.com, an organization devoted to all things Corporate Real Estate (CRE), identified four key property management challenges for the upcoming 2017 year, covering Talent Growth to Economic Uncertainty. One thing remained crystal clear concerning technological advancements, "Real Estate managers have to be adaptable to changes in the workplace, and in the properties they manage; and that includes adopting new technologies, software and apps," said BISNOW Institute of Real Estate Matters President, Michael T. Lanning.

Using remote monitoring solutions, building managers, property owners and facility professionals can monitor and manage building systems from anywhere, anytime. This also means secure data recording and exchange, and immediate alerts about issues before they become costly, time-consuming problems.

### Energy Consumption

Rising energy costs are causing property managers to consider smart technology as an energy conservation strategy. But power consumption needs to be reduced *without* compromising proper humidity, carbon dioxide, or temperature levels.

Monnit remote monitoring solutions for corporate properties provide real-time data that helps reduce energy consumption and operational costs.

In the language of IoT, this type of seamless integration is known as predictive maintenance (PdM).

*Carrier* reported studies conducted by the U.S. Department of Energy say predictive maintenance can reduce maintenance costs by up to 30%, and eliminate breakdowns by as much as 75%.

Monnit AC Current Meters allows property managers to monitor and optimize energy consumption for HVACR systems, and many other energy-consuming devices.



Reduce maintenance cost  
by up to 30%; and break-  
downs by up to 75%

## Property Management Benefits That Can't Be Ignored

Let's say you're a facilities manager for a corporate office building. Like many others, you've been seeking a way to lower building management and maintenance costs. Earlier this week a water heater failed in a second floor water closet, resulting in water damage to several offices and a conference room.

A call came in from one of the office employees, but too late to avoid a jolting repair bill, expensive furniture replacement, and operational downtime and frustration for the employees affected.

It cost \$15,000 for repair and \$25,000 for replacement of furniture and other business assets when you could have had Monnit peace-of-mind at a fraction of the cost. A comprehensive monitoring solution for your property could have alerted you immediately when the water heater began leaking, allowing you to address the issue before water overflowed from the drip pan, and cost you less than \$1,000.

## Out with Clipboards, in with Monnit Solutions

The "old-school" days of singular focus and limited productivity when technicians arrived on-scene armed with clipboards are gone. Smart IoT building systems can now preemptively address inconvenient emergencies while improving workforce efficiency, productivity and environmental control.

With a Monnit remote monitoring solution for corporate properties, errors can be discovered quickly to prevent costly damages, reduce oversight, enhance occupant comfort, and optimize processes to higher-quality levels.

- Cost-effective, high-ROI energy management.
- Solves interoperability problems to normalize data.
- Delivers data accurately and securely, to cloud-based services for improved operational efficiency in your building.

*Remotely maintain comfortable HVAC settings for lobbies, guest areas, public restrooms, offices and meeting rooms.*





## IoT SAVINGS FOR CORPORATE PROPERTIES

IoT saves resources, time, and generally, makes commercial property management **easier**, as shown in several building retrofits that demonstrated potentially huge operational cost-savings in-store for commercial property.



### 657,000

kWh/year energy saved by the U.S. Department of Agriculture's National Information Center.



### 1,542

Tons of CO<sub>2</sub> conserved by the U.S. Environmental Protection Agency.



### \$3.9M

Energy savings earned for the U.S. Fish and Wildlife Service.

Source: United States Department of Energy

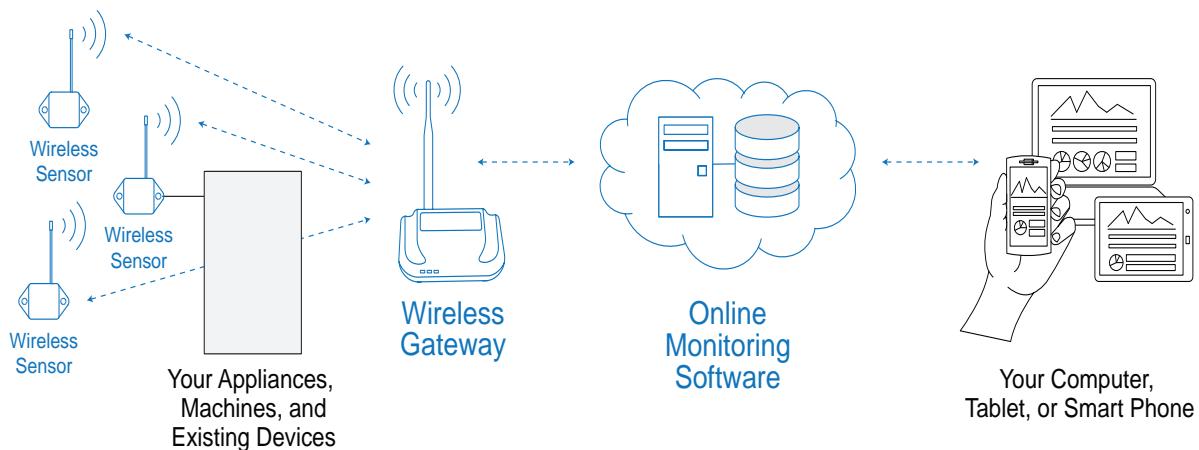
### Monnit's All-In-One Remote Monitoring Property Solutions

Monnit wireless sensors are making a big impact with corporate property managers across the globe. Monnit systems can help you and your staff monitor various aspects of your facilities environment with multiple sensors in a single view.

- Save time and resources
- Protect your investments
- Enhance occupant safety
- Reduce operating costs
- Reduce maintenance costs
- Protect your reputation
- Extend the lifetime of your property
- Monitor from anywhere, 24/7

### How the Monnit Solution Works

Monnit remote monitoring solutions for corporate properties keep track of everything from anywhere in the world, while securely logging data and providing immediate alerts whenever conditions exceed predefined thresholds.



Wireless sensors can be used to monitor various environmental aspects of your business and seamlessly integrate with your existing equipment, like coolers and appliances, to provide operational data in real-time.

Monnit wireless gateways act as a communication bridge between wireless sensors and the iMonnit Online Monitoring Software, which allows you to view sensor information from anywhere, anytime through a computer, tablet or smart-phone. iMonnit software can also provide immediate alerts via email or text message; it can also call your phone when conditions you've set are met or exceeded.

Connected to a Monnit gateway, the Monnit Wireless Sensor Network (WSN) can expand from a single local area to a multi-site network with sensors anywhere in the world. Monnit gateways then transmit data to Monnit's cloud-based software. This gives you freedom to configure, monitor, and conveniently manage all of your locations from one network.

Monnit has over 50 different types of wireless sensor, and all of them have unique characteristics to match the solution you need. Monnit also delivers a variety of gateway communication options, such as Cellular, Ethernet, USB and serial MODBUS to connect your devices with Monnit's cloud software.

Cellular, Ethernet and USB gateways from Monnit can connect with up to 100 wireless sensors per gateway. Serial MODBUS gateways can connect with up to 50 wireless sensors.

## How Can Monnit Solutions Help You?

As government regulations tighten and competition grows, Corporate property monitoring systems offer opportunity to gain peace of mind and lower operational costs.

Monnit sensors can monitor and record important operational data in the software system 24/7, and it can be accessed from anywhere, anytime through Monnit's Online Dashboard and mobile apps via secure login.

Let's say a compressor in your HVACR system vibrates outside specified parameters, an apartment building parking lot goes dark when it shouldn't, or a water heater breaks down and starts to leak.

Building comfort can be improved, tenant health and productivity enhanced, and a reduction in workhours achieved, to maintain the integrity of your property.

Monnit alerts can be sent to multiple contacts via text message, email, phone call or even a local warning system to notify employees before disaster strikes. This greatly removes potential for human error and oversight. Monnit Remote Monitoring Solutions saves time and money while giving you control to ensure customers, property, and inventory are safe.



*Maintain safely lit parking lots and stairwells; monitor access to your building, from anywhere.*

## Features and Benefits

- Easy set-up and use
- Reliable, proven technology
- Low-cost
- Low power / long life
- Exceptional wireless range
- 50+ sensor types
- Scalable / expandable (100 sensors per gateway)
- Global RF frequencies
- Cloud-based monitoring software
- Text message, email, or phone call alerts
- 24/7 access from anywhere
- Custom sensors available upon request

Monnit IoT Remote Monitoring Solutions provide visibility, but more importantly, they add a degree of controllability for corporate property management challenges. As such, Monnit's remote monitoring solutions for corporate properties are the most intuitive, reliable, and cost-effective solution on the market.

*Remotely monitor your buildings environment to ensure occupant comfort.*



## Key Takeaways

- Manual processes and documentation are time-consuming, resource intensive and prone to human error, but they don't need to be.
- Monnit's remote monitoring solutions can monitor and track key performance data for your facility.
- Energy-use savings and greater operational efficiency can be realized by monitoring building systems performance.
- Monnit's Remote Monitoring Solutions offer peace of mind through 24/7 access to your business from anywhere, anytime.
- Immediate notifications allow you to respond to issues as they arise, preventing costly damage or downtime.
- Implementing the Internet of Things and Monnit's remote monitoring solutions is affordable *and* easy.

“We searched for a reliable solution and found it with Monnit. Now we know anytime there is an issue with one of our buildings! We started out using these on our boilers and pumps, but they are so useful and affordable that we’ve started adding them across our campus for other things we want to track.”

– Carl S., Facilities Manager

## About Monnit

Monnit bridges the gap between industry and technology through the Internet of Things, empowering businesses with easy-to-use, low-cost remote monitoring solutions. Monnit solutions can be used to remotely monitor a variety of “Things” (i.e. temperature, motion, moisture and humidity, energy use, etc.), alerting you by text, email, and/or phone call when user-defined conditions are met. Our goal is to save you as much time, money, and stress as possible, by preventing issues with inventory, infrastructure, and more.

As a Global Top 50 innovation leader in The Internet of Things (IoT), Monnit’s technology has significantly expanded the frontier of both what and how “things” can be connected, monitored and controlled. It is almost impossible to identify an asset, process or solution, from SMB to Enterprise, indoors or outside, commercial to industrial, that cannot be uplifted by one of Monnit’s 50+ reliable, affordable, tiny, powerful, wireless monitoring solutions.



For more information about our products or to place an order, please contact our sales department at 801-561-5555.

Visit us on the web at [www.monnit.com](http://www.monnit.com).

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