

case study



Energy Planning and Management of Industrial Flex Space Starts with a Niagara-based BMS

Two ways to gain a unique and sustainable business advantage today are to innovate toward a more efficient supply chain and to innovate toward more energy efficient and climate-friendly practices. Hello!Parks, a logistics and industrial real estate start-up in Hungary, has positioned itself at the intersection of these two powerful trends with great success. Since its founding in 2020, Hello!Parks has had no problem leasing out its flexible industrial space — and its projects are mega-scale. It has already constructed 240,000 square meters of industrial space at Fót, Maglód and Páty, and it has ambitions to scale to more sites and eventually to one million square meters of capacity. With locations close to transport hubs around the Budapest beltway, Hello!Parks complexes also meet Europe's BREEAM sustainability standards. Key to earning BREEAM points, they have building management systems to monitor and manage energy consumption and indoor environments at the tenant-level. These features have also helped to attract a high caliber of industrial tenant to Hello!Parks.

CHALLENGE

Hello!Parks has answered the call for more warehouse space, last-mile distribution facilities and light industrial space in its region — and it has realized its vision of smartly and sustainably built flexible, pre-fab steel construction complexes quickly. However, the challenge of maintaining its tenant-attractiveness and energy-performance ratings over the long-term also needed to be addressed in the planning and design stages. Industrial flex-space is evaluated based on:

- ▶ **Ability to Build-to-Suit:** Provide ideal space for warehousing, product manufacturing and assembly, as well as for data centers and food or pharmaceutical processing.
- ▶ **Comfort and Productivity:** Provide a safe, livable, user-friendly environment in the interior office space and pedestrian and parking areas used by industrial workers.
- ▶ **Energy Cost Management:** Over the lifespan of an industrial lease, energy savings add up. Tenants want to be able to monitor and manage their own energy use and to work with their energy provider to keep costs in check. Big-box complexes have ample roof space to incorporate photo-voltaic panels, and tenants value the ability to share in solar energy production to minimize carbon footprint.
- ▶ **Flexible Leasing:** Offer short-term leasing by the year or even month. Also, accommodate the need to expand the square meters rented during peak times and shrink back when appropriate.

“We believe it’s important that our developments create long-term value for our partners, so we design our mega parks to provide sustainable operations, futuristic solutions and human-centric services for our tenants. We make all this even more attractive thanks to our flexible leasing arrangements.”

Rudolf Nemes
Co-Founder and CEO
Hello!Parks

FAST FACTS

Project Type: Building Management System (BMS) /Energy Management System

Building Type: Industrial Flex Space

Site Description: 3 separate large industrial parks in the outer beltway region of Budapest, Hungary

Systems Integrated: BMS, HVAC, Lighting, Metering, Solar Panels

Client: Hello!Parks by Futureal Group



Tridium Distributor: SmartNode Kft.

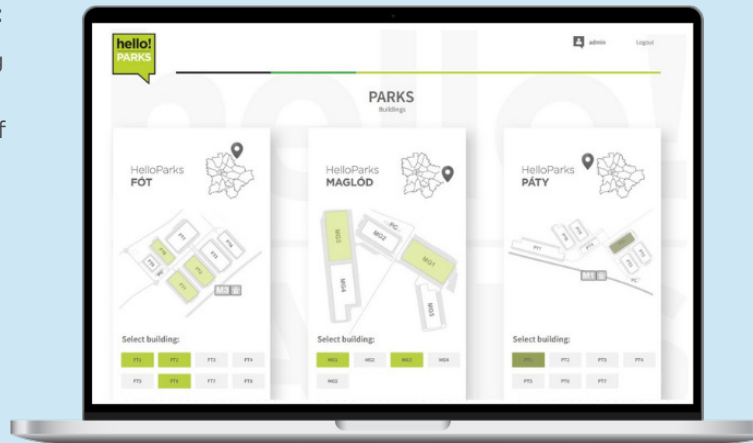
Niagara Integration Partner: FISS Automatika Kft.



HELLO!PARKS MULTI-SITE BMS NETWORK

Under Niagara Supervision:

- Central control of heating and ventilation systems according to the needs of the tenant
- Remote control and monitoring of lighting systems
- Monitoring of power system including energy consumed and energy produced by roof-top solar panels, with chart visualizations of the cost savings realized via the photo-voltaic panels
- Automated generation of utility bill attachments



Fót FT1

- Area: 45,860 m2
- 5 JACEs
- 2,000 Points:

Fót FT6

- Area: 26,000 m2
- 2 JACEs
- 1,750 Points

Maglód MG1

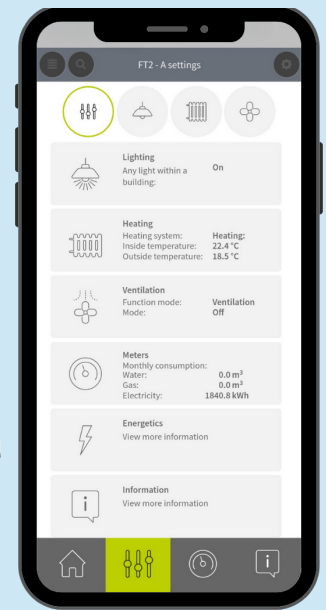
- Area: 46,050 m2
- 6 JACEs
- 2,000 Points

Maglód MG3

- Area: 45,000 m2
- 2 JACEs
- 2,500 Points

Páty

- Area: 58,000 m2
- 4 JACEs
- 5,000 Points



SOLUTION

Hello!Parks's founders determined that a modern building management system (BMS) with a mobile app interface for tenants could distinguish its industrial space from alternatives and help to attract and maintain high-caliber lessees. They engaged Tridium distributor SmartNode and Niagara systems integration partner FISS Automatika Kft to deploy a multi-site BMS and to build the user interface.

Today, Hello!Parks Niagara-based BMS integrates heating, ventilation and lighting systems. It is also the foundation of an energy monitoring system that collects data from meters (electricity, water and gas). Through Hello!Parks app, Niagara Framework can serve tenants with near-realtime data for the areas they rent. Tenants can change their heating, ventilation or lighting settings through the app, and they can create time schedules. Should they want to check whether lights are off or on in any of their rented spaces, they can see and change the status from the app.

Tenants can use the app to check their energy usage and utility costs at any time, monitoring trends and taking quick action to reduce consumption if necessary. They also can generate monthly utility bill statements through the app. In addition, they can access and download documentation related to their premises, such as floor plans, fire safety documents, user manuals and rental policies.

RESULTS

All of these options contribute to more efficient energy management, more sustainable operation and cost reduction. Data is also available for Hello!Parks management to visualize in detail the energy generated by the installed solar panels, giving an accurate picture of the ecological footprint of the whole multi-site industrial portfolio.

ABOUT HELLO!PARKS

Hello!Parks is a new generation, innovative industrial real estate development company that offers comprehensive and client-centric solutions from land development to building construction and site maintenance. It designs and outfits storage areas, pick-and-pack space, loading docks and office areas to client needs. Its industrial properties accommodate logistics warehouses, food or pharmaceutical production halls, and cleanroom technology environments.

ABOUT TRIDIUM

Tridium open-protocol products allow diverse monitoring, control and automation systems to communicate and collaborate in buildings, data centers, manufacturing systems and smart cities, bringing intelligence and connectivity to the network edge and back.