What about Stage 7 ?

Tony Leca / Ethnic Technologies

RIBA Stage 7 –"USE"

The often-overlooked stage of BMS deployment

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TRIDIUM

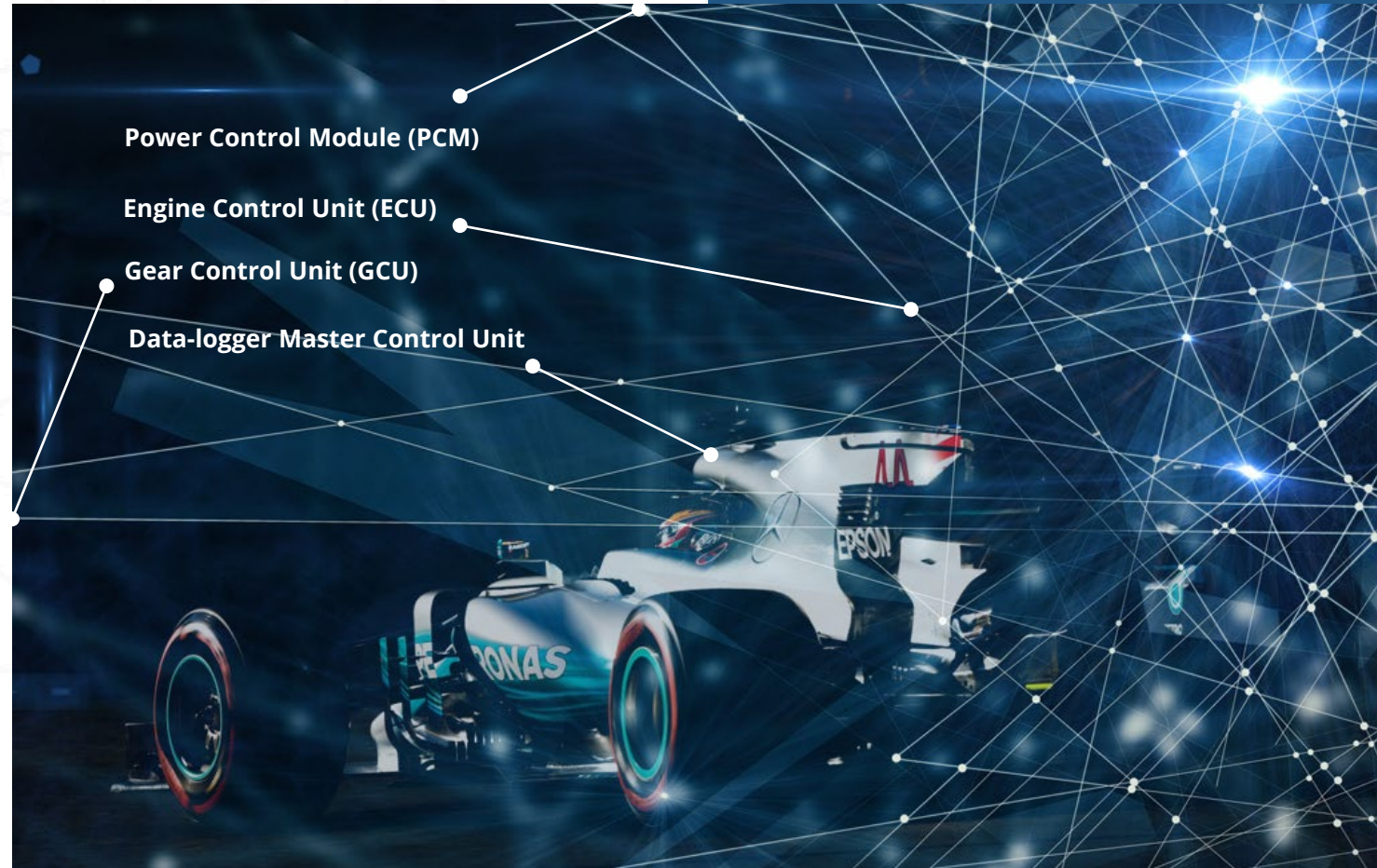# The Formula 1 team Pit wall crew

Formula One drivers may be the ones who make the headlines and get covered in champagne on the podium, but they'd never get there without their team

Seven of the most important people in the team are sat on the pit wall for each and every F1 race, making sure they get the very best out of the race in terms of driver performance, car performance and of course, race strategy.

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A Formula 1 Car has over 300 sensors

These **300 odd sensors** can be clubbed into **four major units** that control most of the electronics and subsystems installed in the car

Power Control Module (PCM)

Engine Control Unit (ECU)

Gear Control Unit (GCU)

Data-logger Master Control Unit

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The driver is the nucleus of the operation

To win in Formula 1, a race car driver needs a great engineering team, talent, handling skills, engineering knowledge and the ability to interact with a team

When steering a race car, drivers are under tremendous pressure. The average temperature in an F1 cockpit is between 50° C and 60° C

A driver's pulse rate varies from 160 to 200 beats per minute during a race and can reach as high as 220 bpm in peak load conditions.

During braking and acceleration, the weight of a driver's head and helmet increases five-times.

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A Smart Building can have over 3000 sensors

These sensors can be clubbed into a few major units that control most of the electronics and subsystems installed in the building

Energy Management

Occupancy

Health

Fire Life Safety

Preventative Maintenance

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The building's asset manager is the nucleus of the operation

£ =
EFFICIENCY/SPACE

Property asset management mainly involves tracking and monitoring the financial value of assets to record their appreciation or depreciation over time.

It covers utility management, lease management, preventative and reactive maintenance activities, workspace management, security management, and cleaning.

Visitor tracking and management is also a vital part of the process, for safety and marketing (retail buildings)

TRIDIUM

The BMS engineering crew is not designing for stage 7

The average BMS installation is designed and commissioned to satisfy the facilities manager or a 'green initiative' ...or both

Why are BMS systems not designed for the asset manager ? And for: **£ =Efficiency/Space ?**

TRIDIUM

Who's driving the asset ?

The Asset manager

Should literally have the building's use and consumption data at their **fingertips ...**

Translated, real time into a:

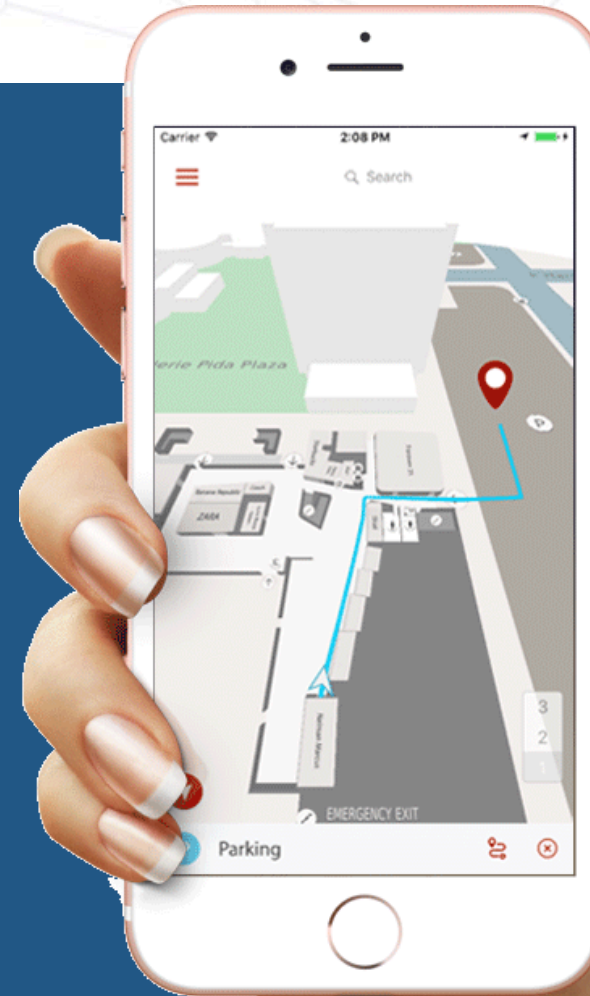**cost per sqm vs revenue per sqm**

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Who's using the asset ?

The building user

Should be able to **navigate** a safe, healthy, efficient journey through the building every day...

And should be in their **most productive** work environment, as a result of using the smart building

TRIDIUM

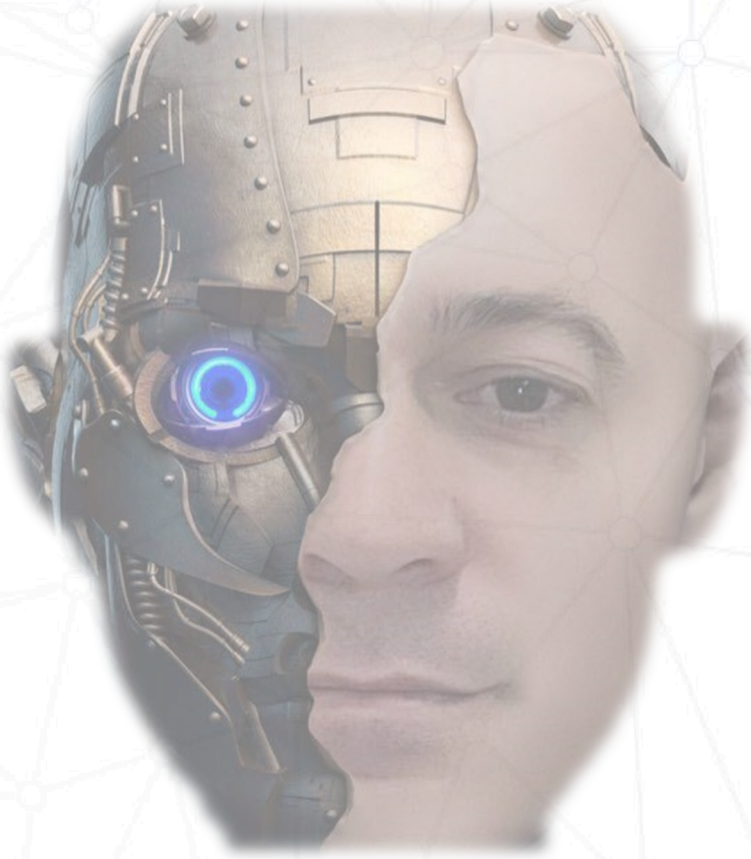# What if 'Smart Building' was sold as a service ?

What if we sold £ = Efficiency/Space **as a service?**

TRIDIUM

What if we sold Stage 7

On a platter | For the lifecycle | **of the building?**