

Crombie REIT and A.I.

Crombie REIT Uses A.I. to Reduce Cogswell Tower Energy Consumption by 29%

“Crombie REIT is striving to make environmental sustainability a part of our everyday decision-making and we recognize the integration of artificial intelligence (A.I.) technology can play a significant role in achieving that,” says Dan Bourque, Crombie’s Director of Operations, Atlantic. “A.I. is a large step towards a smarter building,” he adds.

In June 2018, Crombie REIT’s Cogswell Tower installed EcoPilot, an integrated A.I. technology that optimizes the performance of a BMS system. The technology acts as a ‘brain’ for a BMS that is making real time, automatic and continuous energy management decisions based on the short and long-term heating and cooling needs of the building.

While harnessing the building’s thermal mass and its ability to store energy, this A.I. technology also accounts for internal heat sources (computers, lighting, people), solar radiation and predictive five-day weather forecast (including outdoor temperature, wind-speed, wind direction, sunshine hours and precipitation) in order to prioritize and optimize smart operation of HVAC systems in the most efficient way possible. “We often tell our clients Ecopilot® is like recommissioning a building every 2-minutes,” says Dean Shea, President and Owner of EcoPilot Canada.

Within four months, Cogswell Tower has reduced energy consumption by 29%, delivered 22% in dollar savings, and most importantly, reduced their carbon footprint while improving the overall internal atmosphere. Mr. Bourque acknowledges these improvements are all important considerations and key factors tenants look at when assessing office space.

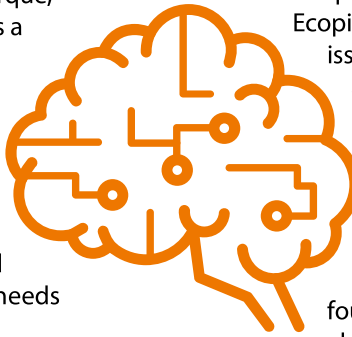
Commercial properties aren’t the only buildings utilizing A.I. for energy efficiency. Southwest Properties has recently installed Ecopilot in one of their Halifax multi-dwelling buildings. Building operators can expect to save a minimum of 11% annually in energy consumption as well as deliver their tenants a more balanced and comfortable internal atmosphere.

The movement to integrating AI technology in facility management has been driven by the global movement for responsible energy efficiency. With Canada investing more

than 2.3 billion in clean technology, and ranking 4th in the 2017 Global Cleantech Innovation Index (GCII), we pride ourselves as leaders in the climate change arena. Crombie REIT plans to continue to work with new innovative technologies to identify opportunities to reduce their carbon footprint.

“I was skeptical about using artificial intelligence to control our building management system,” reflects Pat Poirier, Manager of Engineering & Sustainability. “Cogswell is a unique building with unique challenges. I can tell you that from the minute Ecopilot® was turned on, it was able to identify several issues within the building we were not aware of, and that in itself delivered significant operational savings to us. Crombie’s goal for Scotia Square and our associated office properties, including Cogswell Tower, is to reduce our energy consumption by 1,000,000KWh per year. We are well on our way to achieving those savings with Ecopilot® delivering 246,487KWh in the first four months of operation just in Cogswell Tower – almost a quarter of our goal. The software has exceeded our savings expectations.”

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