

# USE CASE

## cirkuit's Comprehensive Solution for Property Management

A great property management company can significantly impact tenant experience. Property managers can ensure ongoing operations and maintenance is completed correctly, timely and in a cost-effective way to reduce risk associated with significant events. Through ongoing communication, property managers can anticipate and understand the needs of the building and its tenants, and directly impact the bottom line. On the contrary, poor property management can make or break a commercial real estate investment.

Time and time again, the commercial real estate industry experiences avoidable events that require simple solutions in a timely manner

– but without real-time smart building alerting and insights, property managers are left in the dark.

Simple things like leaving a window open can lead to significant events like water damage, mold and future building degradation, poor air quality and an undesirable experience for tenants and owners. To prevent these problems, building managers need access to information in real time.

**TEKTELIC** and **cirkuit** have developed a solution to provide real-time smart building alerting and insights to property managers and the commercial real estate industry.

cirkuit is a Canadian company that was founded in 2020 by a team of entrepreneurs who saw an opportunity to improve the environmental monitoring and tenant experience in buildings. It uses LoRaWAN® technology to create a wireless network of sensors aiming to help its clients reduce operational costs, increase asset value, and achieve their sustainability goals.



### COMFORT Smart Room Sensor

- **Company:** cirkuit
- **Country:** Canada
- **Type:** Smart Buildings
- **Products used:** COMFORT, VIVID, KONA Micro Gateway
- **Challenge:** Comprehensive Solution for Property Management

# CHALLENGE

The post-pandemic hybrid work model has created new challenges in commercial real estate, forcing property managers to rethink how their spaces are being used to meet new customer demand. Factors like indoor air quality, temperature monitoring, occupancy monitoring and greater security have increased operating costs for building owners with less activity in their buildings.

Real estate operators have been forced to adapt, however, many properties are still using legacy systems that lack the technology, data, and insights required to stay ahead of escalations. **Property managers simply don't know how the facility is being used, which issues should be addressed,** and whether Environmental, Social, and Governance (ESG) targets are met. Without the proper tools, properties can face elevated maintenance, insurance, and repair costs through environmental risks such as leaks, floods, power outages, security breaches, indoor air quality degradation, and mold.

**Another challenge in commercial real estate is adapting to the changing economic climate and market volatility,** which can affect the demand and pricing of commercial properties. That is why commercial real estate owners and investors need to be prepared for the possibility of a recession, higher interest rates and inflation, and geopolitical uncertainties that can disrupt the global supply chain and consumer behavior. Smart technology, in turn, can help them continuously monitor and maintain equipment proactively before it fails, optimize their operations, and mitigate possible risks.





# SOLUTION

**TEKTELIC** and **circuit** have joined efforts to make remote monitoring of indoor conditions simple, affordable, and proactive. With the use of **TEKTELIC COMORT** & **VIVID sensors**, building managers have real-time insights into room occupancy, leak detection, temperature, humidity, light, open/closed doors, and windows. Both devices have a battery life of up to 10 years, making it a long-lasting investment for any business owner or facility administrator.

TEKTELIC, as a leading global supplier of IoT devices, has also supplied circuit with **KONA Micro** & Enterprise IoT gateways for connectivity, which securely provide coverage for indoor environments and work in ultra-low energy consumption mode. One key feature of the Micro is that the **TEKTELIC KONA Micro** IoT gateways have 'Always On' connectivity and battery backup, which is extremely important for building management as it allows for transmitting the data even if the main site suffers a power outage, ensuring the network always remains online.

To create a comprehensive building management solution, circuit offers technology that ensures that stakeholders detect environmental events before they can escalate and cause significant damage to the property. circuit has created a cloud-based management and analytics platform, where building managers & property owners can check the data gathered on the property, analyze, and make informed decisions to improve and facilitate building operations. Further, circuit provides open APIs to connect the data it collects with the building management and automation systems smoothly.



**KONA Micro** Gateway



**COMFORT** Smart Room Sensor



**VIVID** PIR Smart Room Sensor

# SOLUTION

circuit users receive timely alerts in the following cases:



**Water monitoring** – the presence of water is detected



**Washroom Monitoring** – a bathroom requires immediate attention



**Temperature, humidity, CO2** – levels fluctuate outside of a predetermined range



**Indoor Air Quality** – a room's air quality has dropped below predetermined level



**Ingress/Egress Monitoring** – alerting of an open door, window, ladder, or roof hatch



**Smart Button alerting** – customized tenant escalations (cleaning request, security)



**Power Monitoring** – a power outage has been detected



**Light levels** – monitoring activity in boardrooms or common spaces



# SOLUTION

**TEKTELIC** and **cirkuit** offer the market a comprehensive solution for real-time smart building alerting and insights effectively and at an affordable cost.

**Leveraging real-time alerting and insights, building managers can now improve property management in the following ways:**

- Increase employee engagement, productivity and comfort
- Proactively manage and reduce the risk of significant events caused by water leaks, improper humidity levels, and unauthorized access
- Become more effective with cleaning schedules and reduce operating costs and the need for harmful chemicals
- Optimize space utilization and improve insights into tenant activity
- Reduce utility costs by monitoring temperature levels and energy consumption more effectively
- Automate ESG reporting to drive shareholder value

With **TEKTELIC COMORT & VIVID** sensors, **The KONA Micro Gateway** and the **cirkuit SaaS** platform, building managers can automate routine monitoring tasks, cut expenses, and optimize building usage.





# CONCLUSION

Property management is a challenging field that requires real-time smart building alerting and insights to reduce the risk of significant events and improve tenant experience. With the help of **TEKTELIC** and **circuit**, property managers can leverage the power of LoRaWAN® technology and cloud-based analytics to gain real-time insights into their properties and optimize their performance.

## Our achievements to date:

- Proactive maintenance, planning, and prioritization of repairs to reduce risk
- Improved building performance and tenant experience
- Reduced monthly cleaning fees of 21% within the first 60 days
- Reduce costs of significant repairs while detecting problematic conditions early

If you oversee a commercial, industrial, or multi-family residential property and want to increase efficiency, try using this comprehensive solution for indoor environmental monitoring. You can enhance ESG reporting, reduce the risk of significant events occurring and improve the comfort and safety of building occupants.

Contact TEKTELIC at [info@tektelic.com](mailto:info@tektelic.com) or circuit at [sales@circuit.io](mailto:sales@circuit.io) to learn more about smart building solutions!