

# CASE STUDY: 1000 CONTINENTAL KING OF PRUSSIA, PA

Tozour-Trane, a division of Tozour Energy Systems, Inc.

# Tozour-Trane

HIGH PERFORMANCE BUILDINGS FOR LIFE™

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## About BPG Development Company

BPG Properties, Ltd., the real estate manager for Berwind Property Group, Ltd., is a Philadelphia-based privately held real estate investment firm. BPG's portfolio consists of more than 20 million square feet of office, retail, student housing, hotel and industrial properties and approximately 22,000 apartment units in more than 90 communities located throughout the United States. For more information, visit <http://www.bpgltd.com>.

## THE CHALLENGE

1000 Continental is a six-story office building located in King of Prussia, Pa. The building, completed in September 2007, is situated at the highly traveled intersection of Routes 202, 422 and I-76, providing an ideal location for commuters.

Construction on the new building started in 2005, with the goal of developing the first commercial office building in Philadelphia utilizing an enhanced IP fiber-optic backbone. The main challenge for 1000 Continental was to offer tenants increased service and amenities while still keeping rental rates competitive.

BPG Development Company chose Tozour-Trane, a division of Tozour Energy Systems, Inc., to supply building automation systems that would provide an innovative and intelligent space for the numerous occupants of 1000 Continental.

## THE SOLUTION

Tozour installed a highly intelligent building automation system from Distech Controls for 1000 Continental. A fiber-optic backbone integrates HVAC, security and lighting control. The system also utilizes a UPS battery and generator backup and dual access pathways for service providers.

The building management software gives tenants 24/7 remote access to their space so they can view what is happening in real time. In the future, the system will incorporate local restaurants, dry cleaners and other nearby services that tenants will be able to access through their web portal.

The infrastructure includes metering capability to measure and verify both the base building and tenants utility usage for continuous commissioning of the building's operations.

Energy efficient Trane HVAC equipment was installed throughout the building that will ensure utility bills stay low and tenant comfort stays high.

The building management system also meets LEED standards to verify energy efficiencies.

## THE RESULTS

1000 Continental is the first LEED certified building in BPG Development Company's portfolio, and received LEED Silver Certification. Through its web-based tenant portal, the building offers tenants enhanced services and a desirable place to work.

"Thanks to the team at Tozour and their work on 1000 Continental's building automation system, we have one of the most innovative office buildings in the area," said Steve Shanahan, Senior Vice President and Chief Operating Officer, BPG Development Company. "We're proud to offer tenants a cutting-edge work space, and achieving LEED Silver certification for the first time with one of our properties was icing on the cake."

