

Automate
Analyse
Optimise

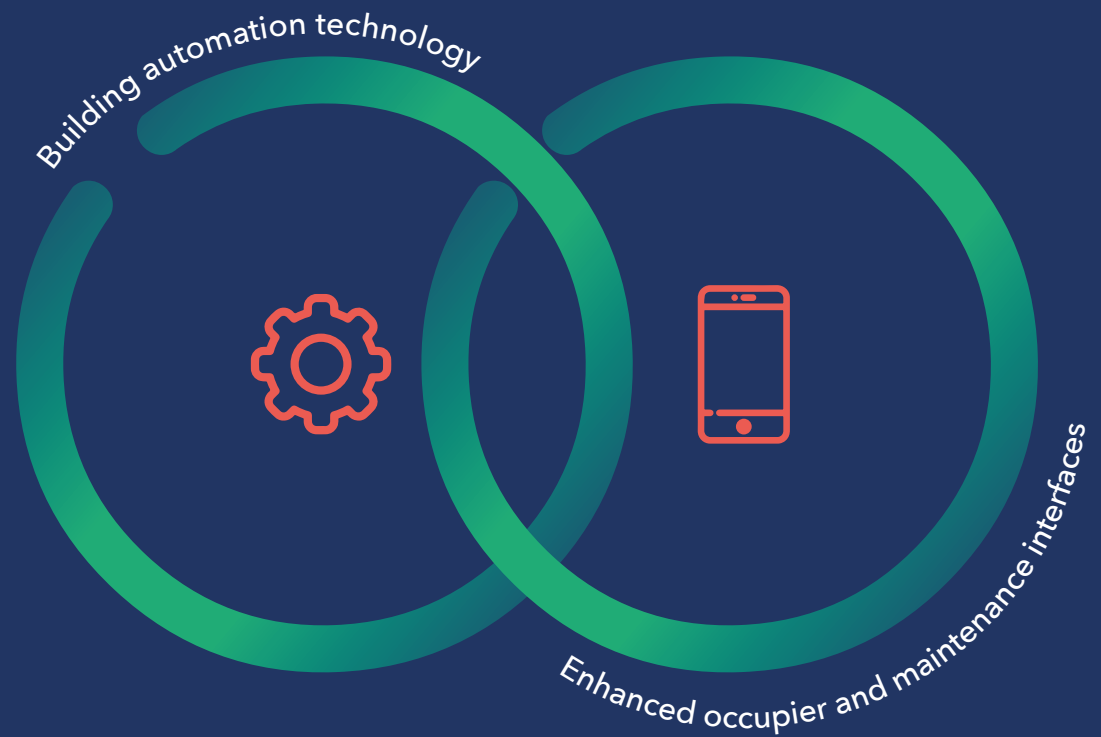
IBOS

The Intelligent Building Operating System
to optimise asset and ESG performance

Easily installed, scalable technology

IBOS delivers building automation technology to optimise building operations.

With enhanced occupier and maintenance interfaces delivered through mobile apps, it provides the local control and operational efficiencies essential for creating a route to Net Zero and healthier working environments.



The need for change

Commercial real estate needs to adapt quickly to meet the future needs of customers.

As occupiers reconsider the future use of their workplaces, investors are seeking greater efficiencies to maintain returns. Combined with the challenge of meeting Net Zero carbon reduction targets, commercial buildings need to adopt the best technological solutions to meet these challenges.

Many buildings currently:

- Employ multiple, legacy platforms to operate heating, cooling, security, safety and community systems, making data difficult to access and analyse.
- Rely heavily on dated Building Management Systems (BMS), which are expensive to maintain and require on-site engineering resource to operate.
- Are too small or low in value to justify investment in any kind of management system, resulting in zero visibility of operational data, preventing any improvement or efficiencies.
- Are insufficiently connected, restricting portfolio-level analysis and optimisation of operations.



IBOS

Intelligent Building Operating System

IBOS is an intelligent building operating system, to enable the optimisation of your buildings.

Developed jointly by Workman's Building Technology team and technology partners, Bubl Automation, IBOS uses the latest IoT technology to provide a cloud-based platform to monitor, aggregate and analyse multiple data sets, whether from a single asset or across whole portfolios.

This data platform enables in depth analytics to facilitate the automation of operations, remote engineering capabilities and systems reporting. These are essential to meet the level of operational and environmental performance required by today's occupiers and investors.



Optimise your building operations

The IBOS platform provides a range of features across a building's operations within **six modules**.

Within the system are two specifically created user interfaces to provide enhanced user access via mobile apps.



Monitor – remote connectivity to monitor all comfort, air quality, lighting, utility, safety and emergency systems 24/7 with built-in alarms and notifications.



Maintain – a maintenance workflow module, providing full CAFM capabilities to maintenance staff, including instruction and tracking of works*.



Automate – fully automated optimisation of building systems through automated programming, control and performance testing.



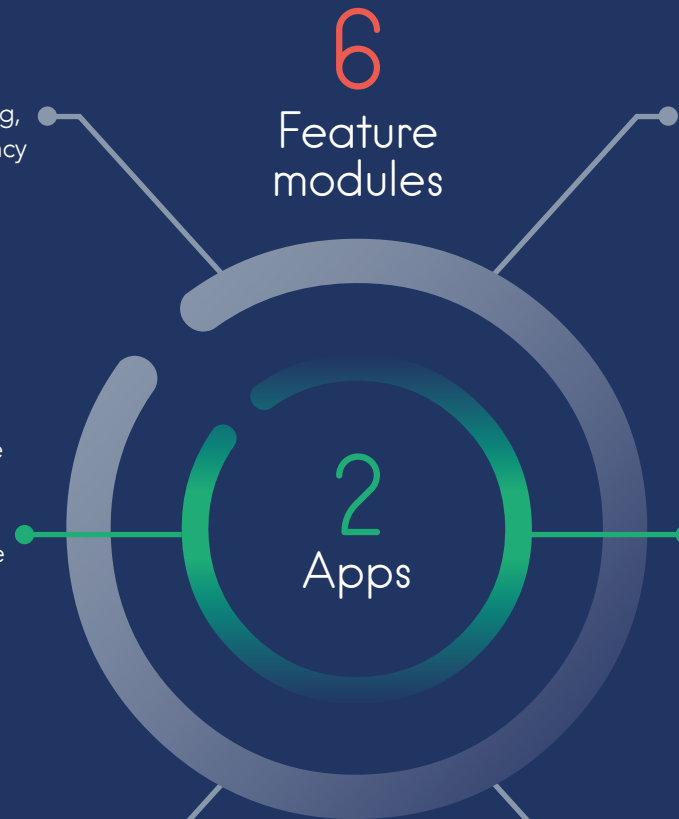
Optimise – real-time analytics to optimise performance of connected systems across individual assets and whole portfolios.



Engage – an intuitive occupier interface to provide localised control of comfort systems for occupiers' staff as well as the ability to report faults*.



Action – remote engineering capabilities to test, control and maintain building systems centrally.



*Modules available as mobile apps, as optional add-ons to the core system, subject to a separate fee.

Meeting the challenges of tomorrow

In creating intelligent buildings, IBOS delivers real benefits for investors.



'Plug & play'
Easy to integrate technology



No BMS required
Viable solution for assets of all sizes and values



Scalable and affordable
Applicable for whole portfolios, not just trophy assets



The key to Net Zero
Essential to implement the required efficiencies to cut operational carbon



Clear, actionable insights
Easy to share, implement and track across building management teams



A virtual engineering solution
Multiple sites supported centrally



Dedicated occupier interface
Facilitates a whole-building approach with all stakeholders

Our services

To enable easy deployment and maximise the value of our IBOS platform, Workman's Building Technology team will provide a range of ancillary services to support the platform's use:

- **Onboarding** - system set-up, integration and training
- **Support** - remote system configuration, maintenance and data back-up
- **Analytics & Optimisation** - client reporting to optimise building performance, identifying the required site sequences and rules, including liaison with other professional teams
- **Custom Development*** - bespoke system enhancements as required.

* Subject to separate agreement of scope of service and additional fees.



Our technology

Developed by Workman's technology partners at Bubll Automation, the system's state-of-the-art technology offers significant benefits for clients:

- **Flexible** - cloud and site-based technology solution
- **Easy to install** - sensor data capture and open gateway technology via standard smart devices
- **Easy to integrate** - easy integration into third-party applications
- **Easy to configure** - using either pre-set or user generated rules and guidelines
- **Secure connectivity** - credential-based data aggregation using encrypted connections
- **Scalable** - multi-layer data aggregation from multiple systems and sites.

Our Partner

Born from a combination of engineering, automation and software development expertise, Bubll Automation has been developing products in the Building Automation sector since 2014.

Workman has collaborated with Bubll for the past twelve months to test, develop and refine their technology to refine its IBOS platform.



IBOS

To understand more about how IBOS can optimise your building's operations by making them truly intelligent and arrange a demo, contact:

James Hallworth

T: +44 (0)20 7227 5017

M: +44 (0) 7702 858363

E: james.hallworth@workman.co.uk

Ed Moore

T: +44 (0) 20 7227 6242

M: +44 (0) 7767 487900

E: edward.moore@workman.co.uk



IBOS



IBOS (Intelligent Building Operating System) has been jointly developed by Workman LLP and Bubl Automation and is **Powered by Bubl** Smart Matrix.