

CASE STUDY

Kruse Woods Corporate Park

OVERVIEW

Shorenstein is the Owner and Manager of Kruse Woods Corporate Park, a 1.8M SF 20-building office campus located in Lake Oswego, Oregon.

Shorenstein's mission is to provide the highest level of support and create outstanding tenant experiences in the greater Portland area. Their advanced facilities and amenities, as well as their determination to exceed tenant expectations attract a diverse group of companies to their office park.



CHALLENGE

The campus's 20 buildings had separately managed infrastructure making it difficult to efficiently manage the assets and securely connect the technologies over the internet. A planned BMS/BAS upgrade required a secure network for their equipment to be monitored and data to be monitored and data to be passed to the cloud.

Shorenstein faced the following challenges:

- 20 buildings, each with a separate network infrastructure.
- Non-secure remote access.
- Data-to-cloud requirements.
- Lack of connectivity among buildings.



APPROACH AND SOLUTION

Shorenstein engaged Montgomery Technologies to implement a centralized managed network. After ascertaining the specific building and vendor requirements, Montgomery developed a roadmap that met all needs and budgetary requirements.

Working closely with the Chief Engineer, Montgomery's networking team implemented a network that connected all buildings to a common server for centralized BMS/BAS monitoring. Enterprise-class were installed buildings and configured to allow for secure connections to the Engineering office. To ensure a smooth migration, all vendors were informed throughout the process as to requirements and timelines.



RESULTS

- The systems of all 20 buildings are behind secure, managed firewalls.
- All buildings communicate with Engineering.
- Data passes seamlessly to the cloud.
- Building management, engineers, and vendors have secure remote access.
- Operating expense savings were achieved through upgraded BMS/BAS systems.
- Provided the infrastructure to allow the future provisioning of future smart building technologies.

“ Intelligent Riser exceeded our expectations. The Montgomery team completed the project several weeks before the agreed to completion date and they were easy to work with. It's great knowing that our networking equipment is finally secure and up-to-date. ”

– Cary Vincent, Chief Engineer, Able Engineering