



CASE STUDY

55 2nd

OVERVIEW

Hines served as the Property Manager for a 25-story, 379,330 square-foot office building located in San Francisco's Financial District, a transit-oriented location with a diverse tenant base. The building is LEED® Platinum and Energy Star® compliant.



CHALLENGE

As the building upgraded various building systems, the number of required internet connections increased, creating an operating expense increase, cybersecurity liabilities, the need to manage remote access, and a need for systems to communicate with each other and pass data to the cloud.

Hines was faced with the following challenges:

- Achieve cost efficiencies.
- Improve the building's cybersecurity profile.
- Increase the building's Smart Building capabilities.
- Manage remote access users.
- Enhance the tenant experience.



APPROACH AND SOLUTION

After research and careful consideration of all options, the property management team at 55 2nd engaged Montgomery Technologies to install the Intelligent Riser secure network in their managed building. An assessment was conducted to determine how to best support Hines' needs within their current budget, and a migration plan for the building systems was developed which resulted in:

- Installation of the Intelligent Riser for the building's most critical, non-secure systems (BMS and Wi-Fi).
- Migration of additional systems over time (access control, lighting control).



RESULTS

- A reduction in the number of internet circuits needed to run the building systems.
- The ability to connect new/upgraded systems at a lower cost.
- Enterprise-class cybersecurity.
- Full management of remote user access.
- The ability to have different systems communicate with each other (Smart Building capability).

“ Intelligent Riser provided excellent, end-to-end service. They worked with us to address concerns and created a solution with capex and opex savings that helped align our organization behind it. I have peace of mind that the building systems are now monitored and maintained by professionals 24x7x365. ”

– Logan Bjorkman, Property Manager, Hines