



**MODERN  
NIAGARA**

*Design. Build. Service.*

# HIGH-PERFORMING BUILDING SOLUTIONS

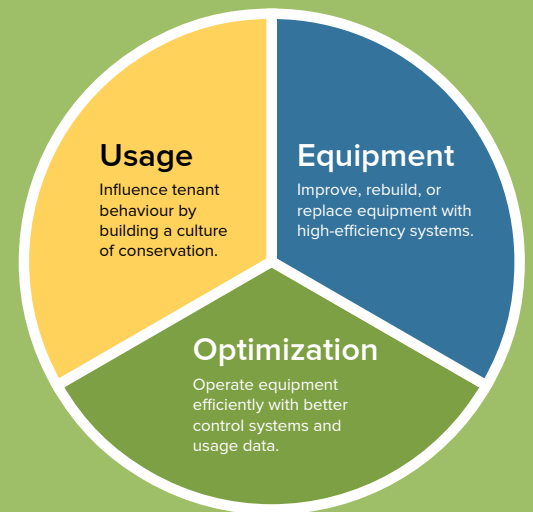


*Rather than nursing an older building through a slow decline, we help building owners transform their properties into high-performing assets.*

## Integrated Building Performance Solutions from a Trusted Source

- Improve building health and operation with practical, high-performance solutions.
- Maximize the performance of the equipment you have.
- Plan wise investments in new equipment.
- Begin to educate managers and tenants about energy consumption and conservation.

Three Opportunities to Improve Building Performance



Uncomfortable tenants

Usability, training & support

High-efficiency boilers



Sub-meter data measurement & analysis

Internet remote

# Your Challenges

As a building owner or property manager, you experience the symptoms of under-performing buildings every day.

## UNCOMFORTABLE TENANTS

- Too cold, too warm, distracted by noisy building mechanicals.
- Inadequate lighting and energy consuming DIY task lighting.

## LEAKS AND SQUEAKS

- Stained ceiling tiles, cracked walls, odours, poor air quality, condensation or frost on windows.

## RUN-DOWN EQUIPMENT

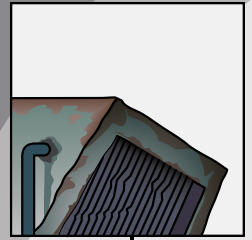
- Rusting, battered, and inefficient rooftops, boilers, and chillers.

## HIGH UTILITY BILLS

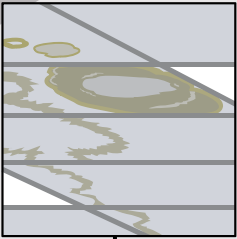
- A run-down building can't attract the tenants it needs or desires.

*We work with building owners to optimize what they've got and budget for what they need.*

Aging rooftops

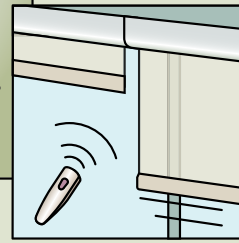
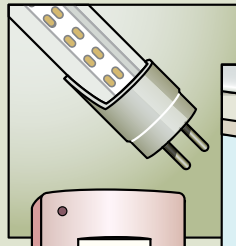
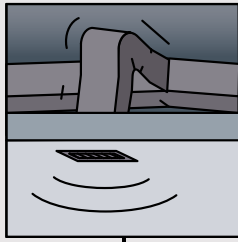


Unmanageable utility bills



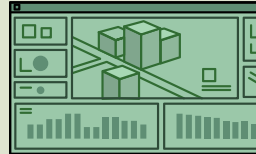
Leaks and stains

Noisy ductwork

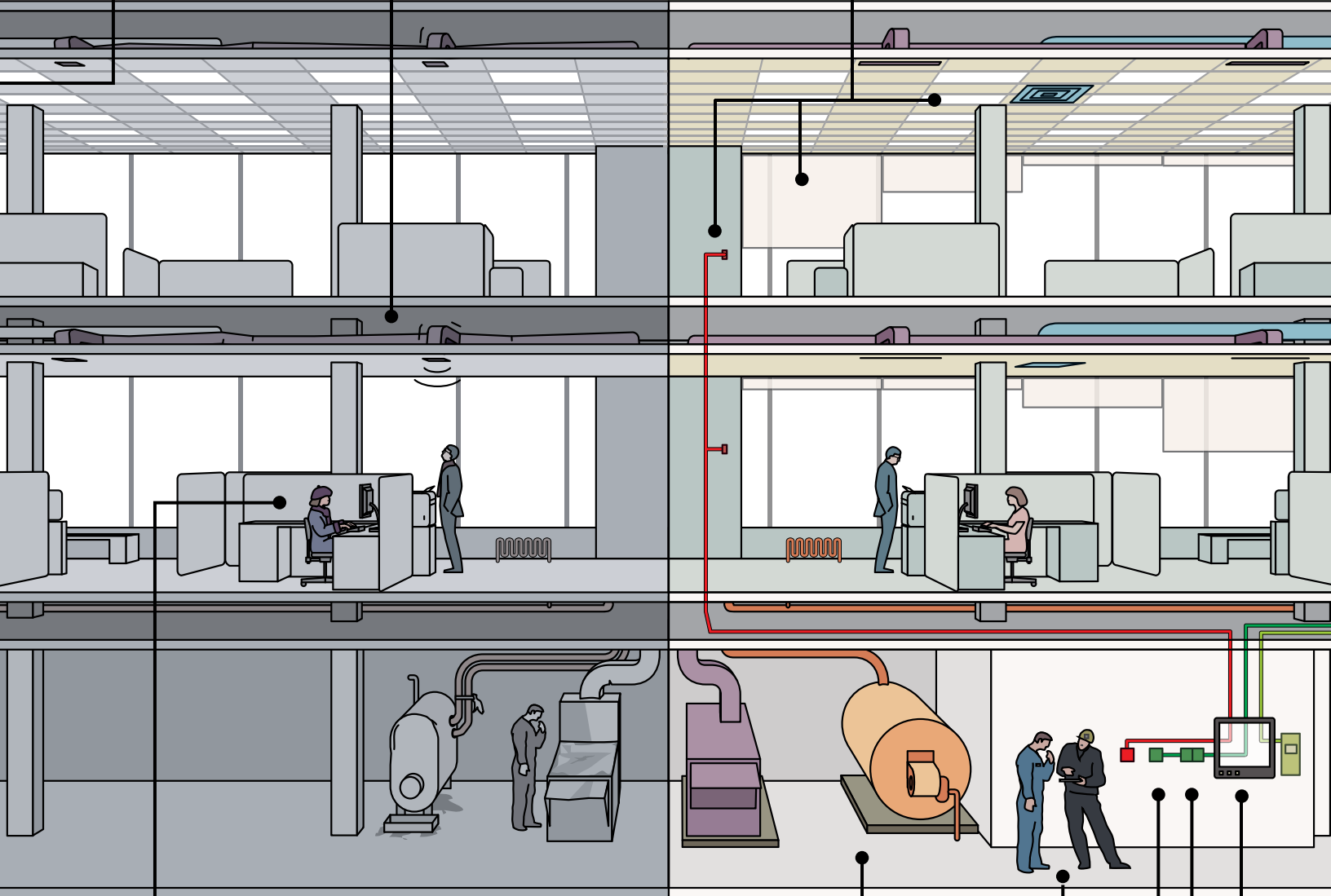


Efficient, user-controlled comfort

Transparent building performance



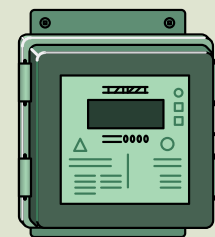
High-efficiency rooftop



Uncomfortable tenants

Usability, training & support

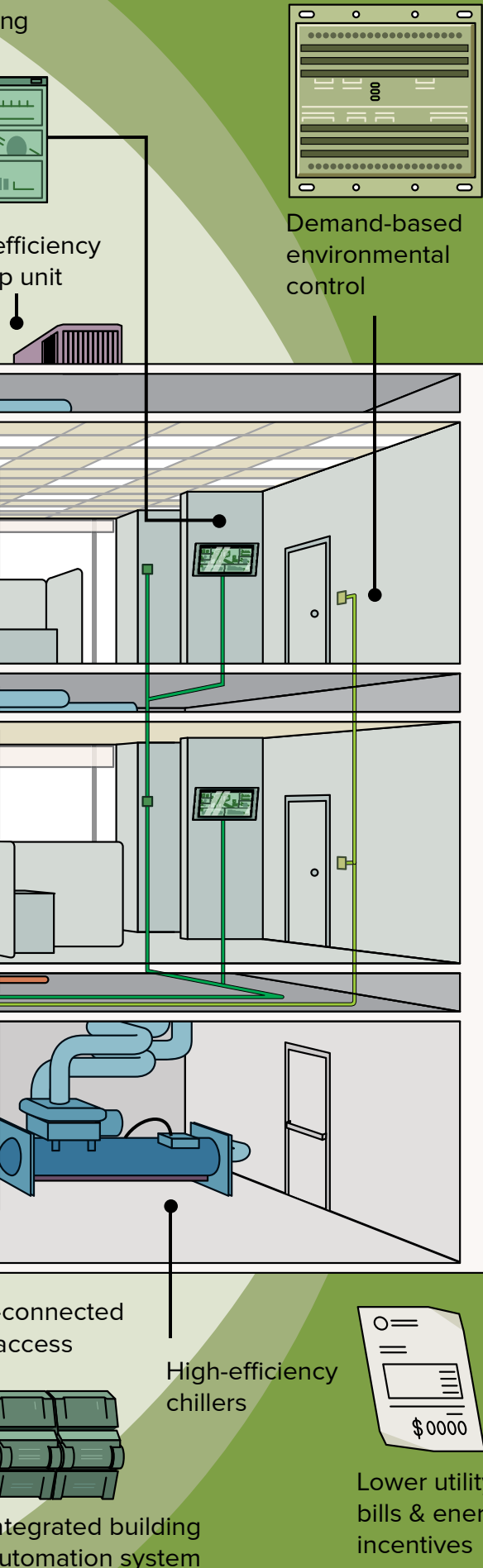
High-efficiency boilers



Sub-meter data measurement & analysis

Internet-remote a

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# Our Solutions

Almost any building of any age can perform better, with the right insight into usage, the right training, and the right systems. We work with building owners to optimize what they've got and budget for what they need.

## BUILDING AUTOMATION SYSTEMS

- Integrate standalone, pneumatic, and legacy control systems into an elegant solution.
- Internet connected for remote access, mobile access, and one-stop operational management.

## TRANSPARENT BUILDING PERFORMANCE

- Display building performance data to tenants.
- Get occupants involved doing their part.

## SUB-METERING FOR MEASUREMENT & ANALYSIS

- Gather powerful data about electricity, natural gas, and water usage.
- Benchmark, set goals, and nip problems in the bud.

## HIGH EFFICIENCY OPERATIONS

- Benefit from demand-based environmental controls, efficient systems, and end-user controlled comfort.
- Implement high-efficiency boilers, chillers, and rooftop units; upgrade lighting and thermostats.
- Incorporate high-efficiency LED technology for intelligent, user-controlled lighting.

## TRAINING & SUPPORT

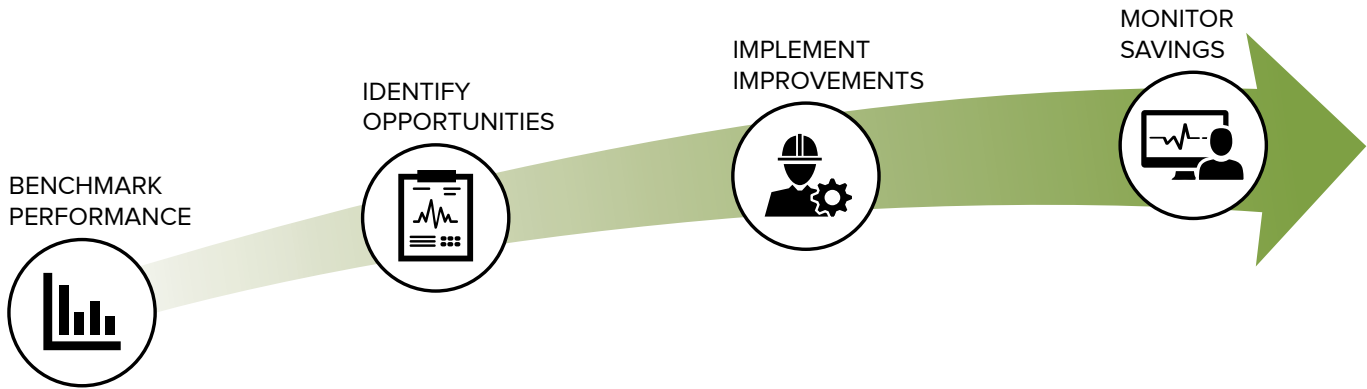
- Operations personnel get an easy-to-use interface, training, and support.
- Benefit from our long-term support and oversight.

## MEASURABLE RETURN ON INVESTMENT

- Immediately lower utility bills; measure ongoing efficiencies.
- Qualify for incentive programs on energy upgrades and improvements.

# How Modern Niagara Transforms Buildings

Attract exceptional tenants. Lower utility bills. Exceed sustainability targets. We're experts in getting the most out of Canada's premier buildings. Here's how we do it:



## BENCHMARK PERFORMANCE

- Measure and track your building's performance using utility bills and sub-meter data.
- Compare your building to its peers and to itself over time.



## IDENTIFY OPPORTUNITIES

- Identify anomalies in energy consumption.
- Audit current performance.
- Create a plan to optimize the usage and equipment.
- Develop a business case for operational improvements and capital projects.



## IMPLEMENT IMPROVEMENTS

- An integrated Modern Niagara team will deliver all aspects of the project.
- Offset project costs with energy incentives.



## COMMISSION & MONITOR SAVINGS

- System commissioning improves performance and reduces operating costs.
- Proactive monitoring and maintenance ensures ongoing results.
- Develop and execute a measurement and verification plan to monitor and document project savings.

## WE MAKE BUILDINGS WORK

As a national leader in contracting for more than 50 years, Modern Niagara offers a substantial resource base, deep project management expertise, and financial stability.

We are also innovative and entrepreneurial. Our Mechanical, Electrical, Building Services,

and Building Controls divisions work together to turn common issues with building health and operation into high-performing solutions.

**Contact us at:**  
[buildingperformance@modernniagara.com](mailto:buildingperformance@modernniagara.com)