Case study
Office tower

Board of Trade Tower

Vancouver, British Columbia

Improved overall aesthetic
Improved safety and security
Reduced energy usage and operating costs

amatis™

Case Study

Lighting controls at:

BOARD OF TRADE TOWER

Vancouver, British Columbia

"It was very easy. We set the lights to smoothly fade from 55% brightness to 100% when customers enter an aisle, and then back down to 55% after just 30 seconds of vacancy."

— JP Bertakis , Director of Operations

LIGHTING ENERGY USAGE		SINCE JUNE 2015 —
Before	31.9 MWh per month	Energy Cost: 777 MWh / $93,288.73
After	10.2 MWh per month	Energy Savings: 1,052,607 lbs CO2 saved
Total Savings	21.7 MWh per month	25,000 sq ft

OVERVIEW

Property owners, Golden Properties, LLC were dedicated to updating, improving and radically transforming the iconic Board of Trade Tower in downtown Vancouver, British Columbia.

Built in 1968, the 27-story, 290,000 square foot building is a concrete and glass mid-century modern masterpiece. The age of the building and the unique building construction presented a number of challenges including concrete ceiling troffers with in-slab wiring, unfinished recessed lighting fixtures concealed above reflective coverings that no longer comply with building standards and outdated fluorescent lighting quality and controls.

PROJECT AT A GLANCE

- Reduce energy with high-efficiency LED fixtures
- Integrate advanced sensors and wireless controls
- Improve indoor working environment
- Access to real-time energy data
- Easy installation and fast commissioning
- Lower operating and maintenance costs

GOALS

Board of Trade Tower sought to:

- Have an easy-to-install system
- Have commissioning performed in several phases
- Not disturb or change the existing architecture
- Improve lighting quality and controls to satisfy tenants
- Reducing environmental impact, lowering operating and maintenance costs, as well as having access to real-time energy data was important to the property owner.

NEEDS

- Comply with recently updated energy standards in Vancouver for commercial building retrfoits
- High-efficiency lighting and smart controls for responsive dimming, occupancy/vacancy control, daylight harvesting and plug-load circuit control

HARDWARE & SOFTWARE

90+CRI flat panel LED fixtures (LED-2x2)
6LoWireless Smart Drivers (DRIVER-36W-347V-1CH)
Amatis Wireless Switches (SWITCH-B-SM)
Amatis Motion and Light Sensors (SENSOR2-MLTH)
Amatis Border Router (AMBR)
Amatis App and Dashboard