



La Jolla Commons

Case Study

PROJECT TYPE: TENANT OVERTIME SYSTEM | BUILDING: CLASS A OFFICE | STORIES: 13 | SQ FT: 300,000 | LOCATION: SAN DIEGO, CA

SITUATION

After some time, the property management team at La Jolla Commons became frustrated with the ongoing expense of their overtime tenant billing platform. Although the online portal was convenient for their tenants to login to schedule after hours HVAC and lighting, the monthly expense of the system was cutting into the bottom line.

APPROACH

In July 2017, Computrols was brought in to provide a new web-based after hours tenant billing platform that did not require an ongoing monthly service fee. The Computrols Southern California team installed a Computrols web server (CBAS Web) that interfaced with the existing Johnson Controls building automation system and lighting system. The platform provided tenants a simple-to-use portal for scheduling after hours A/C and lighting, while automatically generating invoices for the property management team.

RESULT

Based on the initial savings and revenue, the property expects to generate an ROI on this project in approximately two years.



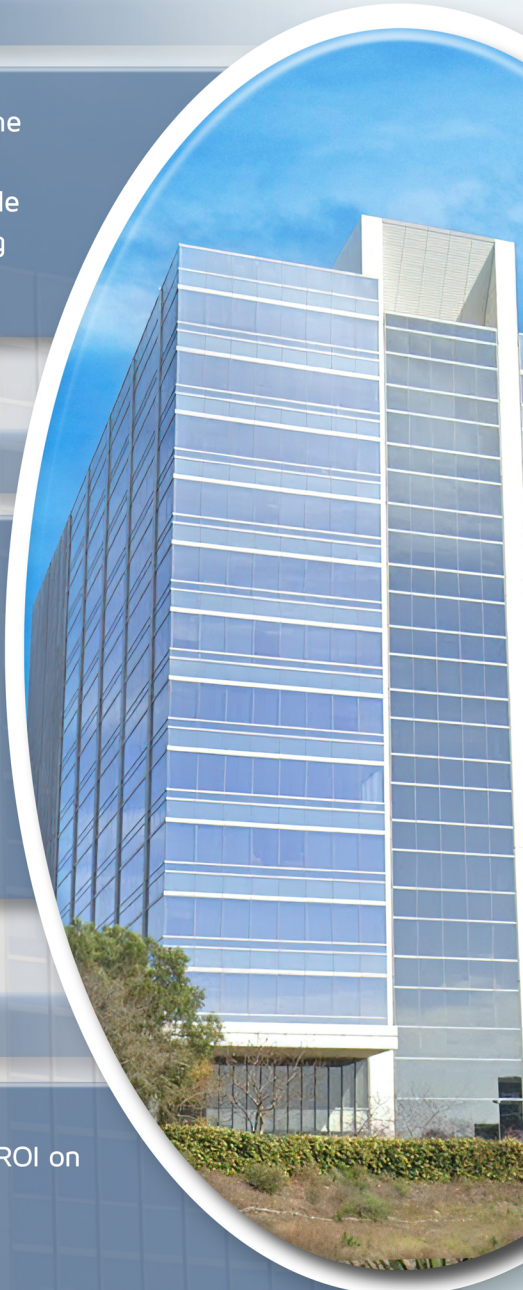
2 YEAR

Return On Investment



ELIMINATED

On-going Payments



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