



Intelligent Building Services for Signature Properties

The Platformatics Professional Services team helps building owners define and create world class tenant experiences—experiences only found in signature properties.

New Construction and Deep Retrofit Services

The Platformatics' Master Technology Planning Process (MTPP) for Real Estate was developed over 15 years and 200+ projects. Our team is comprised of some of the most experienced intelligent building specialists in the world. Our approach covers the entire project lifecycle and adds capabilities while mitigating risk and reducing costs. The Platformatics MTPP delivers content to enhance the entire design, bid, build, commission, and operate phases of the project. This not only ensures completeness of the intelligent building solutions but also provides real world measurable results that positively impact Capital and Operational expenditures.

While individual project deliverables vary by client, our services provide the following:

Project Assessment – The team provides a “Current State Analysis” of the project beginning with customer design criteria. The Platformatics team engages owners and their project team to:

- Gather a complete set of owner's requirements for technology, tenant experience, operational parameters, security, and budget.
- Review specifications, drawings and budget iterations to ensure that all required building technology solutions are considered. This reduces costly change orders during design and/or implementation.

- Define the specifications, drawing content and project deliverables required to complete the project's technology goals.
- Define an optimal infrastructure that aligns with the owner's vision, the project team's timelines, and real estate best practices for construction and property management.
- Provide a "Responsibilities Matrix" that clearly defines the ownership of individual tasks and delineates each solution providers' (both traditional and new) responsibilities.
- Ensure all drawings and specification are current and adopted into the traditional construction documents to ensure a complete technology solution is bid.
- Maintain the technology focus during all phases in the design and budgeting process.
- Fill the skill set and motivation gap—minimize disruption and ensure that an enhanced set of construction documents is leveraged during the bid process. Identify all planned construction activities that impact technology solutions.
- Create an enhanced operational plan that allows the project team to better leverage the built asset for operational efficiency with in-house and/or 3rd party property management firms.

Bid Support – as the construction process moves from design to bid our services ensure a complete and fair bid process.

- Review all technology related submittals for completeness and assess the budget impact of each technology solution on initial CAPX and OPX projections.
- Form and manage an ecosystem of partners to provide a comprehensive and optimal architecture for the project. Collaborate with partners and bidders to ensure outstanding and complete solutions are bid.
- Provide additional instruction sets directly to bidders to refocus them on critical sections of the drawings and specifications. Often times, these sections have been unaltered for so long they no longer receive adequate attention from the traditional construction industry.
- Provide a best value review and recommendation report for all technology solutions to be adopted as part of the project.

Construction Phase Support

- Platformatics will lead Program Management Office throughout the build process to manage new skill sets introduced during the bid and award phase.
- Coordinate technology solutions providers with the traditional construction processes and schedule. We align construction activities with technology implementation requirements.

- Review all document and field design changes that occur during the natural construction process and value engineering exercises. The team evaluates all impacts to the technology solutions and facilitates changes where necessary to ensure a complete and working solutions are installed.

Commissioning Support

- Create a comprehensive testing plan with the technology solution providers.
- Coordinate with traditional commissioning agents to ensure all technology solution requirements for permitting and occupancy are met and conveyed in a format acceptable to the agent.
- Create a complete testing process to ensure total building systems functionality. Moving beyond what traditional commissioning agents require. Platformatics ensures total system functionality to achieve the owner's vision, the tenant experience, and operational efficiencies.

Transfer to Operations

- Oversee and coordinate training programs administered by the solutions providers to ensure that in-house staff and 3rd party support & maintenance staff are equipped to leverage the enhanced technology features of the building.
- Work with the building staff to identify key performance indicators for the property then provide a plan for measurement and reporting on the assets performance against those goals.

Platformatics Services for Existing Assets

Platformatics offers a Master Technology Plan for the migration of existing signature assets. We help owners ensure the value of these assets by moving them away from the common practice of replacing systems in a “like for like” fashion. The current approach continues to leave assets mired in new but obsolete technologies that limit their potential.

To drive change within the signature assets of a portfolio we use a migration strategy that focuses on leveraging investments already planned for lifecycle replacement and “break/fix” to phase in new technology over time.



Platformatics Professional services for existing real estate assets provide the following:

Current State Audit

The audit process defines the current state of a single property or all the signature assets in a portfolio of properties. We work to identify the technology capabilities, spaces & pathways, budgets, maintenance contracts, power support and other relevant attributes that lead to

successful outcomes. This audit provides a complete current state and provides the starting point to determine technology objectives for the project.

Optimal State Outline

We gather requirements from the owner and property management staff and then add our experience and knowledge of best practices in real estate construction and management to identify an optimal state of operations and an optimal technology architecture. This allows a specific set of goals to be defined for each individual asset. This deliverable, along with the Integration and Architecture Guidelines form a basis for a properties long term Migration Plan.

Integration and Architecture Guidelines

Defines the requirements for integration, connectivity, performance, cyber security, and resiliency for each system that is to be procured during the Migration Plan. This provides a clear understanding to potential solutions providers of what capabilities systems must provide to be included in the migration strategy. It provides a tool that each individual property executive can leverage to engage solution providers as they execute the migration plan.

Migration Plan

Once a current and optimal state is defined then an individual asset Migration Plan can be developed leveraging the planned budget for lifecycle replacement and repair of existing systems. The plan will include a timeline for project execution and 7 to 10-year budget plan for the property. While each property requires a different detailed approach, each plan typically provides an initial phase that consists of the efforts to enhance the core and shell. These solutions require cabling, network, security, power, pathway and spaces investments. Subsequent phases will be adding systems to the enhanced core which add new and/or replace current functionality while improving security and reliability.

System Design and Specification



Where a property owner may require it, our team produces a set of specifications and drawings for a specific system to be designed, bid, installed, commissioned and transferred to operations as part of a migration plan.

At the owner's request, the Platformatics team can help manage the retrofit work through a Retro build MTPP that includes support for the entire lifecycle: Design, Bid, Construction, Commissioning and Transfer of Operations.

Contact Platformatics to learn more

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Our Mission

We create beautiful environments through intelligent applications.

For additional information, visit www.platformatics.com.