

CASE STUDY

CommonWealth Partners Enhances Security with BluBØX's Innovative Solutions Across Portfolio.

INTRODUCTION

CommonWealth Partners is a high-end commercial real estate owner and manager, renowned for its prestigious buildings, including 787 7th Avenue in New York City, City National Plaza in Los Angeles, 560 Mission Street in San Francisco, Russell Investment Center in Seattle, and City Center Plaza in Bellevue, Washington. Commonwealth Partners chose BluBØX as their partner due to our innovative solutions in the security, life safety, and elevator space. They have deployed our solutions across their portfolio to enhance security, improve operational efficiency, and provide a seamless experience for tenants and visitors.

CHALLENGE

CommonWealth Partners faced several key challenges:

- Ensuring high security while maintaining a welcoming environment for tenants and visitors.
- Efficiently managing access control across large, high-traffic commercial buildings.
- Integrating advanced security measures with existing building systems without disrupting daily operations.
- Streamlining the visitor management process to enhance tenant and visitor experience.

SOLUTIONS

BluBØX implemented its comprehensive BluSKY platform across Commonwealth Partners' properties, with a strong focus on deploying Person Readers and integrating destination dispatch systems. The solution included:

PERSON READER

Advanced biometric and multi-factor identification devices for robust access control, placed at turnstiles and elevator destination dispatch points.





DESTINATION DISPATCH INTEGRATION

The renovation of the lobby stands as a testament to both aesthetic and functional Seamless integration with destination dispatch systems to optimize elevator usage, eliminate ghost calls, and transform wait time into walk time.

VISITOR MANAGEMENT SYSTEM

Efficient visitor processing, allowing tenants to pre-authorize visitors who receive invitations that can be added to their Apple Wallet or Google Wallet. Visitors can use QR codes for seamless entry and automatic check-in, alerting hosts upon arrival.

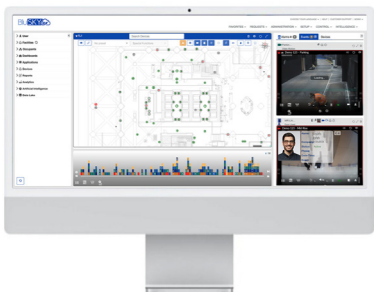
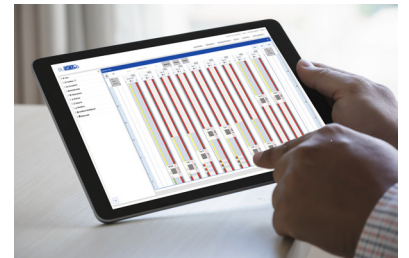


FACE AND VOICE RECOGNITION

Hands-free access control where users can use facial recognition or voice commands to call elevators and access floors.

ELEVATOR MANAGEMENT SYSTEM

Comprehensive horizontal and vertical tracking of individuals within the building, including playback capabilities for security analysis.

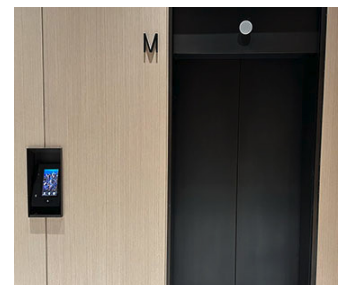


INTEGRATED VIDEO MANAGEMENT SYSTEM

Cloud-based video surveillance integrated with access control and alarm systems, featuring real-time analytics and hall call bypass to optimize elevator usage.

INTERCOM INTEGRATION

Cloud-connected intercoms throughout the building, with primary and substation capabilities and mobile access.



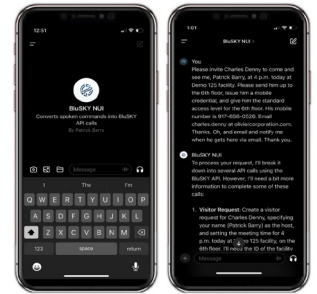
BUILDING ORACLES

AI-driven system consuming and analyzing all building events and data, providing insights through natural language processing.



TENANT ENGAGEMENT APP INTEGRATION

Enabling tenants to manage their administration tasks independently, reducing the burden on property management.



IMPLEMENTATION

The BluBØX team executed a detailed implementation plan to deploy these solutions across multiple properties, ensuring minimal disruption to building operations:

- Deploying Person Readers at critical access points, including main entrances, turnstiles, and elevators.
- Integrating the BluSKY platform with existing building management systems and destination dispatch systems.
- Conducting comprehensive training for Commonwealth Partners' security and facility management teams.

SPECIFIC BUILDINGS

- **787 7th Avenue, New York City:** A prime office location requiring advanced access control and visitor management.
- **City National Plaza, Los Angeles:** A high-rise office complex needing seamless security and elevator management integration.
- **560 Mission Street, San Francisco:** A modern commercial building with high-profile tenants, demanding state-of-the-art security solutions.
- **Russell Investment Center, Seattle:** A landmark building with diverse tenant requirements.
- **City Center Plaza, Bellevue, Washington:** A prestigious property with significant daily visitor traffic.

THE RESULTS

- **Enhanced Security:** Multi-factor authentication through Person Readers significantly reduced unauthorized access.
- **Operational Efficiency:** Centralized management via the BluSKY platform streamlined operations and reduced on-site security personnel requirements.
- **Improved Elevator Efficiency:** Destination dispatch integration optimized elevator usage, reducing wait times and improving overall building efficiency.
- **Seamless Visitor Experience:** The visitor management system provided a secure, frictionless process, enhancing tenant and visitor satisfaction.
- **Comprehensive Analytics:** Advanced tracking and AI capabilities offered deep insights into building usage and security, enabling proactive management.

CUSTOMER TESTIMONIAL

Implementing BluBØX's solutions across our portfolio has been a game-changer for us. The enhanced security features, combined with the seamless integration with our destination dispatch systems, have greatly improved our operational efficiency. Our tenants have also expressed their appreciation for the smooth and secure access control and elevator experience, which has helped us maintain high satisfaction levels," said Austin Upton, VP Operations at Commonwealth Partners.

CONCLUSION

The successful collaboration between Commonwealth Partners and BluBØX across multiple properties demonstrates the effectiveness of BluBØX's innovative security solutions in addressing the complex needs of high-profile commercial properties, with a particular focus on the use of Person Readers and integration with destination dispatch systems.