Session: Real-Time Data and Technology Drive Efficiency

Larry Wash, Executive VP and CEO, KONE Americas, KONE Inc., Lisle, IL

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Larry has served as the President and CEO of KONE Americas since 2012. Larry is passionate about helping his customers create and maintain high-performing buildings, and has extensive expertise linking the physical environment of a building to business outcomes, including energy and operational savings, employee productivity, and customer satisfaction.

Tobias Rafael, President, Rafco Properties Inc., Clayton, MO

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Tobias has served as Rafco's President since 2000, and his personal and business philosophies are the driving force behind the company's mission. He prides himself on his keen grasp of utilizing the latest technologies to enhance safety, security, service, and efficiency.

Industry Challenge: As energy and operating costs continue to rise, organizations are more focused than ever on doing more with less and are struggling to realize productivity objectives. In this environment, a holistic, technology-enabled approach to process improvement using real-time data has never been more essential to create lean facilities and reduce lifecycle costs.

Best practices in technology adoption to link buildings' environmental, safety, and security systems

- Building Automation Systems (BAS) combine multiple building systems on a single platform to create a common user interface

- Link building systems such as power management, lighting, HVAC, and more

- Common Software Technologies: BACnet, LON, Modbus, XML, Open SQL Database, LDAP Interface, Serial/TCP, SNMP, Integrated with Andover Continuum, KONE E-link

Real-time data from large systems to enhance building users' experience

- Integrated platform creates a smooth experience for user (elevator and building access, garage automated parking)

- Provide safer, healthier, more comfortable environments

- Operate reliably with minimum unscheduled downtime and fast recovery

Improving reaction time, tracking and realizing efficiencies, and improving performance with technology

- View real-time integrated data and performance of assets

- Develop proactive, predictive maintenance schedules

- Virtual advanced trouble shooting and faster reactions to malfunctions, possible vandalism, and troubleshooting

- Continual monitoring and analyzing data against operating benchmarks