



Small
targeted
changes
add up!

ENSPiRE
INSPIRATIONS

SMART OPERATIONS DRIVE SUSTAINABILITY AND SAVINGS AT 10 MESSENGER DRIVE

Small, targeted changes add up, earning Kent Building Supplies a BOMA Enspire Award

At a 60,000-square-foot contractor supply store in St. John's, Newfoundland, building performance improvements started with practical basics rather than a major investment.

Built in 2012, the facility at 10 Messenger Drive supports a steady flow of contractors and customers, with aisles of materials, a large drive-through area and an outdoor lumberyard. Behind the scenes, some small, thoughtful changes have made a measurable difference to how the building performs.

The approach is driven by practicality as well as the company's values. "We're a recognizable name in the Maritimes, and we want to do the right things," says Lee Hughes, Senior Sustainability Lead.

With support from the BOMA Enspire program, Kent took a closer look at how the building operates and where it could improve. The funding helped the team expand its work with Trane, Kent's HVAC partner, which delivers a continuous recommissioning program across multiple sites.

Trane's Intelligent Services program analyzes utility data, equipment performance and operating patterns to spot inefficiencies. Kent uses this information to adjust system settings, refine schedules and correct issues—often remotely through the building automation system.

The team aligned equipment schedules with store hours so heating and ventilation systems run no longer than necessary. They discovered that some rooftop units were running way too much, so the team rebalanced them. They also optimized ventilation and exhaust rates and recommissioned economizers to ensure they operate properly.

Some of the most effective improvements were simple. The team installed sensors so that the heaters over the doors wouldn't run when the doors were open. They set equipment to shut down automatically when outdoor temperatures rise above 15 °C. They also tightened the lighting schedule to match the hours that the building was occupied.

Individually, the targeted changes may have been relatively modest. But within weeks, the building began saving more than \$4,000 per month in energy costs. The work earned the building a 2026 BOMA Enspire Award in the "Universal, under 100,000 sq.ft." category.

The award-winning gains were achieved while maintaining comfort for staff and customers and the consistent temperatures needed to protect the products.

"There's a human element to every building," Hughes says. "We care about comfort and reliability."

In addition, Kent has designed a full LED lighting retrofit for the site, which will deliver additional savings once installed.

"No matter the size of the building, there are always changes that can make a difference in energy and cost savings, even if it's just simple operating parameters and settings," says Hughes. "And don't forget, there is a cost of doing nothing. The longer you wait, the more it's costing in money, in energy and in CO2 and environmental impact."



At 10 Messenger Drive, the results are clear: practical changes, applied consistently, can deliver real impact for both the business and the environment. The BOMA Enspire program can help.