

Small changes deliver big savings

ENSPIRE INSPIRATIONS

SMALL CHANGES DELIVER BIG SAVINGS AT KILDONAN PLACE

BOMA Enspire funding helps a Winnipeg shopping centre reduce energy costs by approximately $3,000 a month.

At Kildonan Place in Winnipeg, 25 to 30 tenants were controlling their own heating and cooling, often working against each other.

Some units ran continuously, even overnight. And the operations team could only adjust the building automation system from a single computer tucked away in an electrical closet.

Today, the team can manage the system remotely, heating and cooling equipment runs more efficiently, and the centre is already saving approximately $3,000 a month in energy costs.

The improvements are part of an ongoing effort by Primaris to improve the performance of the 400,000-square-foot shopping centre, which serves approximately 100 tenants in Winnipeg's Transcona neighbourhood.



Graham Bialek

Regional Manager, Operations, Kildonan Place

FINDING OPPORTUNITIES FOR IMPROVEMENT

Working with Sustainable Projects Group, Primaris secured approximately $25,000 in BOMA Enspire funding to assess the centre's building automation system (BAS). The assessment identified several opportunities to reduce energy consumption by making better use of existing equipment.

One of the first changes was to enable remote access to the BAS. The operations team can now adjust building systems in real time, from anywhere.

The assessment also revealed that 25 to 30 tenants were operating independently of the BAS, using their own thermostats. This created conflicting temperature settings and unnecessary energy use.

One tenant may set their temperature to 26 degrees and their neighbour's is set at 22 degrees.

> "The system's working overtime because they're fighting each other for warm and cool air, " explains Graham Bialek, Regional Manager Operations.

The team has reconnected approximately half of these tenants to the BAS, and plans to reconnect the remainder in 2027. Tenants can still request temperature adjustments through the Angus Anywhere app.

The team has also optimized equipment schedules so heating and cooling units cycle on and off as needed, rather than running continuously. Units can now shut down overnight and during other periods when they are not needed.

EARLY RESULTS SHOW PROMISING SAVINGS

The changes were implemented in the summer of 2026. Compared with the same time period in 2025, Primaris estimates energy savings of approximately 4%, or $3,000 per month. Those savings also reduce operating costs passed on to tenants through common area maintenance charges.

"Every dollar that's saved in energy directly impacts the tenant affordability for the shopping centre," says Bialek.

The independent assessment also helped the operations team understand the opportunities and get behind the changes.

"It wasn't just us saying, 'this is what we need to do.' We had hard data from a third party that showed us the shortcomings and the opportunities."



BUILDING ON THE PROGRESS

Next, the team plans to replace older BAS controllers, improve network reliability by switching from Wi-Fi to a hardwired network, and install photocells so parking lot lights operate only when needed.

Graham credits BOMA Enspire with helping Primaris make these improvements a priority.

> "The BOMA Enspire program was the catalyst that we needed to make building automation and energy efficiency a priority again."

