

Case Study

# Beacon Capital Management Support

# About Beacon Capital Partners

Beacon Capital Partners, LLC is a private real estate investment firm with a skilled team of professionals and proven experience generating value-added returns through investments in high-quality office properties.

Since its inception in 1998, Beacon has raised over \$11 billion of equity for office real estate investments. Beacon's investors consist of institutions from around the world, including public and private pension funds, major endowments and foundations, sovereign wealth funds, and insurance companies. Through its funds, Beacon has completed over 90 investments, with a projected total cost of approximately \$29 billion. Since inception, Beacon has also completed dispositions of investments valued at nearly \$14 billion.

## STORY AT A GLANCE

### Client

Beacon Capital Partners

### Headquarters

Boston, MA

### Website

[beaconcapital.com](https://beaconcapital.com)

### Market

Commercial Real Estate

### Role

Owner



# The Challenge

In all of their markets, Beacon manages diverse assets and seeks to bring a consistent and cohesive management structure and process to its entire portfolio and to each sub-portfolio, while reducing costs and controlling expenses. As a frequent buyer of complex commercial office properties, Beacon wanted to put a standard process in place that it could institute easily as it acquired new assets. With multiple independent management organizations, differing management approaches and a wide geographic spread, these goals posed significant challenges.



# The Solution

In response to Beacon's need for a complete operational platform for all of its managed properties, Building Engines and Beacon created a consistent plan for the entire organization, as well as for each independently managed portfolio.

The plan included specific deployment, performance and cost reduction goals utilizing a broad spectrum of Building Engines' web-based and mobile tools including Work Order Management, Preventive Maintenance, Emergency Preparedness, Security and Visitor Access, Certificate of Insurance Tracking, and Incident Tracking. To support each independent management group, Building Engines delivered a comprehensive program of deployment support, training, activity monitoring, measurement, reporting and remediation – performed at regular intervals to ensure high quality communications and data gathering and the greatest possible return on investment.



# The Results

Building Engines continues to deliver consistent results across the broad Beacon portfolio and to each independent portfolio, modernizing the management process and bringing structure and analytical insight to a complex management challenge.

Using Building Engines' risk management tools, Beacon has seen a significant reduction in liability exposure. Results include the Liberty Mutual Gold Star Award, Homeland Security Safety Act Designation, and a significant reduction in claims resulting in a loss.

Constant monitoring reporting and remediation efforts operate as a cost-effective extension of the management team, enabling executives to see and react to challenges before they become problems and empowering managers to get the job done on time and on budget.

Building Engines is not simply a vendor to Beacon Capital, but an invaluable partner in their efforts to control costs, deliver high quality service and predictability to their facility operations.

"We've imposed progressive objectives for customer service, building security and maintenance efficiencies at Beacon Capital and Building Engines consistently meets and exceeds our objectives."

Steven Stanley, VP Information Technology,  
Beacon Capital Partners

# About Building Engines

Building Engines improves net operating income across the world's most successful commercial real estate (CRE) portfolios. Our customers increase revenue, deliver the best occupant experience, and reduce operating costs with Prism – the industry's most innovative and powerful building operations platform. Today, more than 850 customers—including Beacon Capital Partners, Cushman & Wakefield, and SL Green—rely on Building Engines to manage critical operational needs across more than three billion square feet and 30,000 properties worldwide.

**Exceptional Building Operations. Extraordinary Business Outcomes.**



## ADDRESS

Building Engines HQ  
33 Arch Street, 32<sup>nd</sup> Floor  
Boston, MA 02110