cirkuit Case Study

How an office complex secured a $150,000 insurance deductible reduction and avoided $2.2M in property damage

The ownership group of a downtown Class A office complex faced growing risks from environmental exposures. Water leaks and temperature drops threatened both infrastructure and tenant spaces.

The team needed a non-disruptive, scalable solution that could integrate with existing facility systems, prevent costly incidents, and enhance the property's long-term financial profile.

Property Overview	
Type	Class A-Class Office Complex (3 towers)
Height	28 Storeys
Size	1,075,000 sq. ft.

Challenges & Requirements

- **Environmental Risk:** High potential for leaks and temperature fluctuations.
- **Tenant Disruption:** Hardwired solutions were too costly and invasive.
- **System Integration:** Solution needed to work seamlessly with workflows of the property management, facility management, & security teams.
- **Scalability:** The solution needed to support the client's broader technology initiatives and service multiple use cases.

The Solution

In 2022, cirkuit deployed a wireless LoRaWAN network and water leak detection sensors in all mechanical rooms. In 2024, coverage expanded to tenant kitchens and washrooms. Key features included:

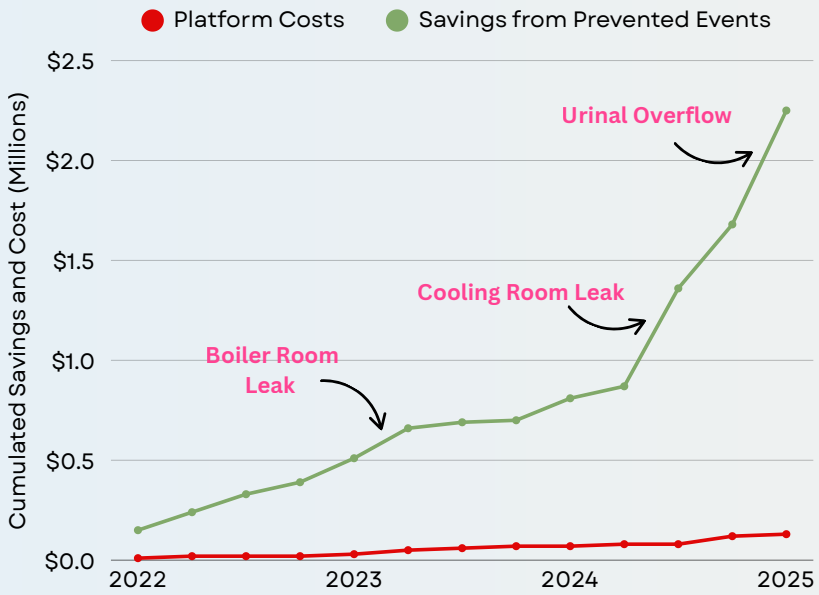
- Wireless water, temperature & humidity sensors
- Real-time alerts with escalation protocols
- No invasive wiring or tenant disruption
- Private LoRaWAN network for wireless sensor coverage

Impact & Results

Since 2022, the property team has proactively detected **124 leaks in the complex**.

These events protected the complex from **$2.2M worth of property damage**.

The client submitted **zero** insurance claims over this period, and their insurer rewarded this proactive approach to risk management a **$150,000 reduction in insurance deductibles** across their portfolio.



124
Water Leaks Prevented

$2.2M
Saved From Avoided Property Damage

$150K
Decrease to insurance deductible

3-Mo.
Payback Period. $700K Annual ROI

Beyond Leak Detection

With a dedicated wireless network in place, the client continued to work with cirkuit to find new opportunities for efficiencies. Key expansion use cases include:

Air Quality
For automated reporting & real time comfort management

Occupancy
To align systems & operations to tenant-level WFH schedules

Security
Alerting for crossover floor & restricted area door breaches

Noise
To enforce construction noise compliance

Temperature
To identify heating inefficiencies & real-time comfort management

Humidity
For comfort management and protection of infrastructure

Air Pressure
To ensure efficient air flow throughout the complex

Smart Buttons
For customizable tenant service requests

Vibration
For preventative maintenance on equipment