



## PROJECT AT A GLANCE

### Location

Cambridge, Massachusetts

### Facility

Large-scale campus encompassing academic laboratories, classrooms, student dormitories, athletic centers and office spaces.

### Monitored Systems

Central and zone ventilation system

## RESULTS

**\$1,000,000+**

in annual energy savings

Improvement opportunities identified and implemented resulted in:

- Proactive operations process with analytics embedded in daily decision making
- Confidence that internal and vendor maintenance meets desired objectives
- Multi-stakeholder access to consolidated building analytics data within a single platform
- Investment protection to secure and track persistence of efficiency measures

## Proactive Campus-Wide Maintenance Results In Significant Energy Reductions

**Clockworks™ building analytics implemented at top-tier university enables high-performance building improvements.**

### The Challenges

Obtaining actionable analytics across a large portfolio of buildings is an incredibly complex problem to solve. At one of the country's largest and most prestigious universities, stakeholders needed a smarter and faster way to gain visibility into operational inefficiencies across the campus in order to prioritize maintenance activities, drive energy cost reduction, and proactively manage the portfolio.

### Achieving Measurable Maintenance Success

With KGS Buildings' flagship software, Clockworks, the university was able to implement campus-wide an automated building diagnostics and analytics solution to support their goal of more proactive operations and maintenance.

Clockworks is now used by in-house facility analysts on a daily basis. Delivering prioritized diagnostic findings, Clockworks allows them to issue high-priority work orders and service requests so they can resolve critical and cost-justified issues faster.

With Clockworks, the university now leverages the industry standard in cloud-enabled building analytics technology. This has elevated their ability to uncover previously unknown savings opportunities and quickly identify the root cause of under-performing systems.

**7,000**

EQUIPMENT MONITORED

**14,000,000**

DATA POINTS ANALYZED  
PER DAY

**80+**

BUILDINGS

**10,000,000**

SQUARE FEET

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### **The Results**

Since implementing Clockworks, the university has significantly reduced avoidable energy costs and now benefits from utility incentives for reducing electric and gas consumption through their utility provider. Specifically, Clockworks helps them achieve:

#### **Reduced energy consumption, meeting energy efficiency incentives**

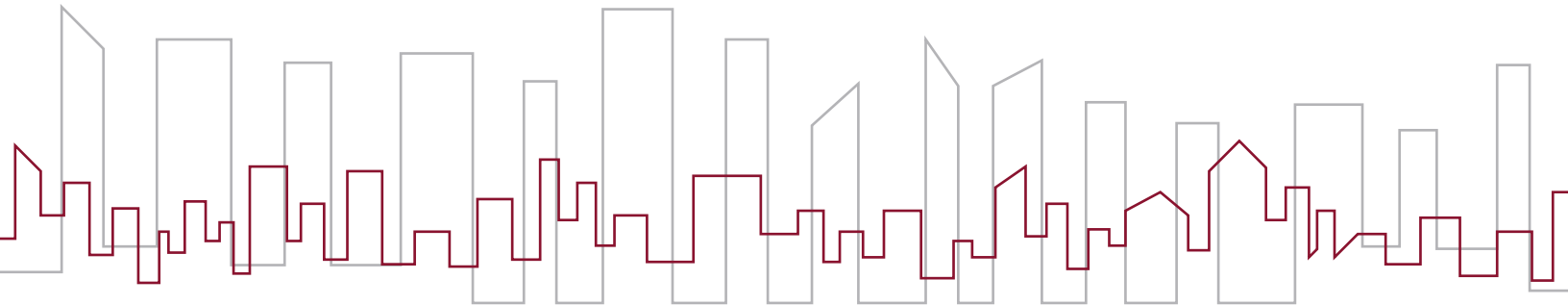
Using prioritized actions from Clockworks, the university is able to quickly implement the highest-impact changes, allowing them to reduce energy consumption costs, **saving over \$1,000,000 annually** in the buildings participating in utility incentive programs.

#### **Efficient maintenance, workflows and productivity**

Clockworks automatically prioritizes detected faults which direct the university's maintenance scheduling. This allows them to be far more effective and efficient in repairing and extending the longevity of their systems.

### **Ongoing Energy and Cost Savings**

With Clockworks always on, detecting and prioritizing detection of faults and evaluating the condition of their equipment, the university has established a proactive approach to building maintenance and benefits from ongoing energy and cost savings.



### **About KGS Buildings**

KGS Buildings provides state-of-the-art building performance management software for facility managers, engineers, and service providers. KGS's flagship software, Clockworks, provides automated diagnostics that reveal prioritized and actionable insights to improve facility performance and reduce costs, allowing teams to focus their time and resources on achieving the most impact. Using rich data and analytics, we help top-notch facilities teams stay on top by providing instant visibility into the highest-priority issues impacting their facilities every day.