



Case Study: Making an impact and keeping occupants comfortable

“What’s more important is the mission. If this product can support the mission, that’s more important – allowing the students to be successful in their academic endeavors is our ultimate goal.”

Tomson Spink, Facility Maintenance Manager at GU

Gonzaga University

Gonzaga University is committed to its Jesuit mission. Taking a humanistic approach, the university's goal is to contribute to the development of each student on the intellectual, spiritual, physical, and emotional level. This comprehensive approach includes a commitment to act as good stewards to the resources that the university uses and the environment that it occupies, keeping the wellbeing of future generations in mind. GU invests in modern heating and cooling systems and plans to build future construction projects based on LEED Gold standard certification, which requires regular energy audits to maintain. The university strikes a balance between environmental consciousness and delivering the best student experience - keeping campus buildings comfortable while being frugal with energy expenditure.

Why Gonzaga chose an out of the box automated solution

Before implementing BuildPulse's Fault Detection and Diagnostic (FDD) solution, GU relied on modern BAS to manage facility operations. BAS software adequately tracks daily building status, but is limited because of its "hardware" heritage. Once BuildPulse's software was installed, GU uncovered building temperatures, boiler modulation, and cycling irregularities. BuildPulse adds value to the GU team by augmenting the existing BAS software, supporting facility and energy managers to proactively identify and mitigate issues, and providing its unique plug and play aspect with only a 3 week installation process.

Making a measurable impact

“We can cut back more and more without complaints.” – Rick Smith, Controls Technician at GU

With two team members managing over 3 million square feet, the GU team needs to use its resources wisely. BuildPulse tightens the feedback loop on making and measuring changes. Because of this, the team is more aware of what issues need to be mitigated and which issues are higher priority. The ability to automate even a small part of their workload alleviates pressure and augments the team's ability to make measurable impacts on campus. ugments the team's ability to make measurable impacts on campus.

Driving communication and developing strategies

“There is improved stratification across campus, and the rooms are heating much better. That is a huge improvement. It's helped warm up rooms faster and thus shorten our possible start times.” – Rick Smith

Although cost and energy savings are incredibly beneficial, what Gonzaga's team values more is the quality of their work on campus. Honoring GU's mission and providing the best experience for students is their top priority. BuildPulse helps drive conversation around strategies and best practices at a building and campus level. This enables the team to see constant improvement, continually reducing occupant complaints in an efficient manner that also keeps the building's energy expenditure to a minimum.

Built for Facility Managers to make an impact

“The more it's analyzing, the more you gain, the better its going to get.” – Tomson Spink

BuildPulse provides constant support and education for its clients. Because many other universities are using the software, there is a collective gain for all of the Facility Managers using the software. Issues and best practices can better be shared between universities and campuses with this collective approach. Together, GU and BuildPulse are able to create a better product that serves the team's needs with increasingly relevant and user-friendly features.



Findings at a glance

Buildings

14 buildings selected on campus

Square Footage

1,275,443

Issues

- Irregular air temperature
- Boiler modulation and cycling
- Schedule adherence

Results

- Automatically checks over 6,000 pieces of equipment every 5 minutes
- Reduced occupant complaints
- Reduced electricity usage
- Proactive mitigation of issues
- Energy and equipment cost savings
- Simplify workflow for the team
- Opening conversation on campus

Installation

BuildPulse's plug and play technology makes installation rapid and doesn't require much time.

