

# PROACTIVE CAMPUS-WIDE MAINTENANCE RESULTS IN SIGNIFICANT ENERGY REDUCTIONS

## PROJECT AT A GLANCE

### LOCATION

Chambridge, Massachusetts

### FACILITY

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

### RESULTS

Over \$1,000,000 in energy savings per year

- Confidence that internal and vendor maintenance meets annual objectives and university sustainability goals.
- Adoption of technical criteria for building automation system, data-based measurement and verification with utility provider.
- Investment protection to secure and track persistence of efficiency measures.
- Multi-stakeholder access to consolidated building analytics data within a single platform.

## OUR PROCESS

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

### 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 Clockworks Analytics' flagship software, Clockworks™, the university was able to implement campus-wide 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.

Clockworks™ identifies and documents energy reduction measures for utility incentives through the university's

**9,200**EQUIPMENT  
MONITORED**19,000,000**DATA POINTS  
ANALYZED PER DAY**90**

BUILDINGS

**10,200,000**

SQUARE FEET

utility provider, Eversource. The deployment also contributed to technical criteria for building automation system, data-based measurement and verification.



## 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 AND PRODUCTIVITY**  
With Clockworks™ always on, detecting and prioritizing faults as well as evaluating the condition of their equipment, the university has established a proactive approach to building maintenance, and continues to capture ongoing energy and cost savings.

## ONGOING ENERGY AND COST SAVINGS

With Clockworks™ always on, detecting and prioritizing faults as well as evaluating the condition of their equipment, the university has established a proactive approach to building maintenance, and continues to capture ongoing energy and cost savings.

## ABOUT CLOCKWORKS ANALYTICS

Clockworks Analytics provides state-of-the-art building performance management software for facility managers, engineers, and service providers. Clockworks Analytics 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.

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