

# Proven Smart Building Expertise

## Case Study

GSAlink program identifies \$86M in inefficient operational spend and drives \$73M in cost avoidance

### Customer Profile

- Total Estimated Cost Impact (TECI): the average cost avoidance of running the system (comprised of energy, maintenance, and social spend) as **calculated by Carnegie Mellon University**
  - FY2018: **\$17M**
  - FY2020: **\$40.8M**
  - FY2021: **\$73M**
  - Program ROI: less than 2 months

177

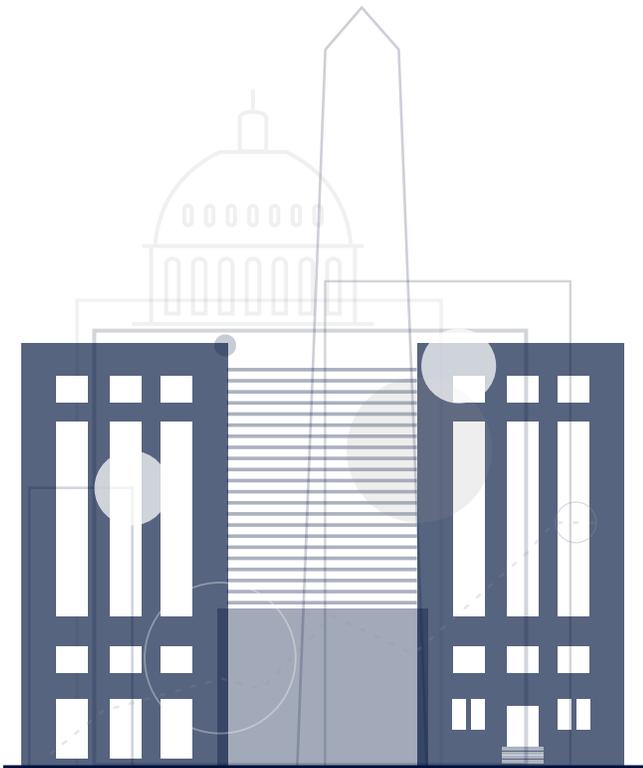
SITES  
(82M SQFT)

52K

PIECES  
OF EQUIPMENT

89B

POINT-DATA-  
CAPTURES



## GSAlink

### CASE STUDY SUMMARY

#### Opportunity

Update the GSA portfolio's building automation systems (BAS) to enable secure and effective communication with the GSAlink platform—the GSA's national fault detection and diagnostics platform created to measure and improve the performance of building systems throughout the GSA portfolio and regulatory non-compliance, and brand damage.

#### Goal

- Reduce energy use by 30% by 2015 (Energy Independence and Security Act of 2007 (EISA 2007) federal mandated)
- Continue program to recognize ongoing cost avoidances

#### Solution

- Develop the GSAlink program and manage the onboarding, training, and deployment of the GSAlink program at implementation sites
- Develop building control system data and network standards that leverage commercially available products, open protocols, a secure converged network, and compliance procedures to enable communication between BAS in the GSA portfolio and GSAlink
- Develop BAS point naming and data tagging standards to normalize data throughout the GSA portfolio for GSAlink analysis
- Develop Smart Building program key performance indicators

#### Approach

The GSA began development of the NCMMS in 2011 and GSAlink in 2012. The NCMMS is GSAlink's front-end is built on IBM's Maximo software, with SkyFoundry's SkySpark acting as GSAlink's operational analytics engine. GSAlink tracks and analyzes building performance through millions of data points from various control systems and meters in real time to provide actionable insights on identified performance anomalies, even before tenants recognize the symptom and it becomes a noticeable issue.

Schedule a **FREE 30-MINUTE CONSULTATION** to learn more about how to apply this program to your buildings.

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