

Does Your Building Pass the Comfort Test?

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We care about comfort. It has been one of our key indicators for performance for years. As one of our key metrics in our Performance Analytics, the Comfort Score is a measure of accuracy of the desired temperature performance of the building mechanical systems. We know that commercial real estate owners don't own buildings to save energy, they own buildings to provide a comfortable and productive space for occupants. We have found that if you solve for comfort, increased performance and energy savings follow.

That's why we created the Comfort Test.

The Comfort Test is a low-cost way for commercial real estate owners and managers to experience the value of analytics by providing a one-time, compelling performance indicator using their own building's data. The comfort KPI measures building comfort based on temperature set points versus actual temperatures across all zones; and provides a foundation for potential performance improvements. PointGuard can provide a Comfort Score within 30 days after a customer completes four easy steps.

Once the Comfort Test is complete, building management can take that information and decide a path forward. The Comfort Test provides a base line for properties to excel in keeping occupants satisfied with their workplace environment. They may decide that their comfort score is too low, and that action is required. Such action can include beginning PointGuard's full Performance Analytics suite.

PointGuard provides a Comfort Score to all its Performance Analytics customers. PointGuard's engineering team uses the Comfort Score in determining how to curate the most relevant actions building teams should take each month.

For example, one of our long-time customers at 1065 East Morehead has had great success at achieving comfort. The key to their success is that they completed 100 percent of the recommendations from PointGuard's Performance Analytics during the first year of service. A key to this success was PointGuard's ability to identify exactly which equipment or controls settings needed adjustment. They found and resolved several critical items, including: identifying zones where primary air damper was loose or stuck, thus not providing sufficient or providing excessive airflow; unusual indirect temperature settings that resulted in unhappy colleagues; and a design flaw where some exterior zones were not heated.

We know that comfort is important. It's important to the happiness and productivity of a building's occupants and to the performance of the building's equipment. That is why we ask you now, does your building pass the Comfort Test?

