

PowerCon Associates, LLC

With Facility Grid, PowerCon was able to improve collaboration and communication, be more efficient and accelerate the close-out process



PowerCon is a full-service consulting engineering firm headquartered in New York City. With a focus on MEP|FP design, commissioning and engineering management, PowerCon prides itself on construction quality control, commissioning and being flexible while keeping projects on track.

PROBLEM

Tracking project status and managing closeout information on a complex, quickly moving project

PowerCon was working on a project in New York City for a large technology company that needed to update the infrastructure of the building it was leasing. The tasks to be completed were extensive and involved several stakeholders: the tech company's home office on the West Coast, the building owner, the facilities team, the project management team, the general contractor, sub-contractors, and third-party peer review consultants. To keep everything moving along properly, everyone involved needed project information to be easily accessible and accurate. Because of the nature of its business, the client valued transparency, efficiency, and the intelligent aggregation of relevant project data.

But the PowerCon team had trouble meeting that expectation initially. They were using basic Microsoft applications – Excel, Word, and Project -- to plan and manage the Cx activities. It became evident almost immediately that such tools weren't intended for the complexities of a major building-infrastructure overhaul. Project Managers struggled to track the status of Cx completion and the project records. Spreadsheets were attached to emails and often were lost, or they sat unnoticed in an inbox and quickly became outdated.

Additionally, PowerCon considered using various construction document management products to manage the closeout process. However, these products did not allow tagging the closeout documents and commissioning records to the equipment and systems. It quickly became apparent that using these tools would present a challenge for the building operations team, which required information on how the equipment and systems are supposed to run, what to do when it doesn't work correctly, and how to know that it doesn't work correctly.

These manual methods elongated the closeout process, which the client requested be accelerated. This approach wasn't scalable, which became even more of a pain point as the project grew in speed. Both PowerCon and the client desired a more efficient and streamlined way for the team to manage the project as the project grew in speed and scope.

“I've never been this happy with a software service before. Not only did it help us streamline the process, but it also delivered improvements in quality and consistency. Additionally, Facility Grid makes us more profitable as a business because we can take on more work with the same resources.”

Daniel Nizolak,
Commissioning Project Manager,
PowerCon Associates

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SOLUTION

Facility Grid's Commissioning & Operational Readiness Products

PowerCon knew it needed to re-evaluate its approach quickly to ensure delivery of an operationally ready building to its owner, which meant making sure that equipment and systems operate as intended, and that all closeout documentation was easily accessible by the O&M personnel. They'd previously researched the market for Commissioning (Cx) software, but they found many of the current solutions on the market were inadequate to meet their needs.

While evaluating Facility Grid and its Commissioning and Operational Readiness products, PowerCon leaders quickly concluded that it would support not only traditional commissioning activities as expected, but also provide features for tracking project progress and the state of closeout activities. Facility Grid's Operational Readiness product gave all the stakeholders a single version of reality regarding the state of operational readiness of equipment and systems as well as the associated closeout documents, outstanding issues, and O&M training activities.

Facility Grid's Operational Readiness solution gave all the stakeholders a single version of reality regarding the status of operational readiness of equipment and systems as well as the associated Cx and QC activities, turnover documents, O&M training and issues.

With Facility Grid's Operational Readiness product, PowerCon could:



Maintain a navigable structure of Cx and QC activities and the associated components, including assets, checklists, functional tests, documents, issues, and observations



Eliminate manual processes and automatically track the up-to-date status of Cx and QC activities



Establish a single version of reality by providing instant access to the true progress of Cx and QC activities against the project schedule



Aggregate closeout documentation continuously as a "rolling turnover" process

Results

Improved Collaboration and Communication

With instant access to the up-to-date status of assets and activities, PowerCon and its stakeholders were able to make informed decisions, mitigate risks, and keep the project on track.

Faster Closeout Processes

Closeout items and the records of Cx activities were populated throughout the project rather than collected in email exchanges at the end. By tagging them to the associated assets, PowerCon made them easily navigable and accessible by the project stakeholders. Additionally, the process for delivering a fully compiled and reviewed Cx Report and Systems Manual was reduced from ~2 weeks to one day.

Greater Efficiency and Information Access

Eliminating the manual processes, PowerCon reduced inefficiencies and empowered users to export all relevant Cx data to the client's Computerized Maintenance Management System (CMMS) to manage building operations going forward. Trimming administrative tasks, the Cx team focus instead on Cx activities and delivering value to the client.

PowerCon's client was impressed with the shift in communications made due to the Facility Grid solution and the efficiency and effectiveness it provided.



~2 weeks → 1 day

Length of time to create a Cx Report and Systems Manual



About Facility Grid

Used by some of the world's largest commissioning providers, construction companies, and building owners, Facility Grid commissioning software streamlines and centralizes the commissioning process, giving all stakeholders visibility and insight – where and when they need it. Facility Grid helps keep some of the world's largest and most complex projects on track, and on time. Find out how we can help yours, too. To learn more, contact us at info@facilitygrid.com.

Contact us for a demo or an on-site presentation.

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