Brightly

Brightly's Asset Management Solutions: Achieving a Higher (Educational) Power

Giving maintenance and operational teams tools to make the dean's list

For higher education leaders, providing a high-quality experience for students—and keeping a safe and well-maintained environment that fosters learning— is paramount, and a top driver of decision-making. Understandably, budgets and the allocation of those funds are other leading factors.

Without an asset management system, operational teams are left at a disadvantage, with no way to track projects, inventory or workflows, no method or language to communicate priorities, and little visibility into their valuable work. In the absence of data to justify funding, unessential projects can get prioritized over others—leaving your campuses at risk for facility issues or asset failure.

Though it can be challenging to surface operational concerns in any circumstance, managing the assets, facilities, and the employees who take care of them must be considered for schools and campuses to remain functional.

At Brightly, we believe optimizing your facilities and operational resources is mission-critical to provide the learning environments necessary for students today—and tomorrow. In this guide, we'll explore how implementing an asset management solution can help your institution harness data to better care for the schools and communities you serve, by:

1

Increasing operational efficiency

2

Empowering data-driven decision-making

3

Assisting on a path toward sustainability

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Increasing operational efficiency through asset management

"Old school" mediums—pen and paper, whiteboards, post-its and spreadsheets—aren't cutting it anymore. Smarter maintenance can stretch budgets further while requiring fewer resources for operations-related tasks.

Do you need to break down communication barriers and keep information flowing so you can maximize efficiency and returns on every event? Solutions such as Brightly Event Manager can make it easier to schedule, organize, promote, and recover costs from events and facility rentals.

A powerful **computerized maintenance management system (CMMS)**, such as Brightly's **Asset Essentials**, enables assets to run better and more efficiently for longer, avoiding M&O costs from reactionary repairs. Leverage automation to help your teams recapture their time by scheduling workflows more effectively so they can deliver more value each and every day.

Brightly brings anywhere, anytime efficiency to colleges and universities

For most higher education administrators, the goal is the same: provide a high-quality experience for students and teachers. It all starts with maintaining and caring for facilities and assets. Asset Essentials simplifies this tall task by promoting optimal care for campus buildings while efficiently providing maintenance teams with vital information through a mobile app.

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WAKE FOREST
UNIVERSITY

Mobility: Wake Forest University accesses data on the go to boost efficiency

With approximately 9,000 students spread across over 80 buildings on 340 acres, Wake Forest University needed to optimize how its technicians managed work orders and inventory in the field. By implementing Brightly's Asset Essentials software solution, Wake Forest has been able to better manage and track facility maintenance and work orders as well as quickly access and share data to answer questions and inform decisions.

Concordia
UNIVERSITY

Ease-of-use: Concordia University streamlines operations for two campuses

Concordia University needed to manage its preventive maintenance, reactive maintenance, parts and physical assets across two locations totaling more than 1 million square feet of facility space serving its approximately 9,000 students. With Brightly's Asset Essentials software solution and mobile app, Concordia University efficiently manages daily preventive maintenance work orders, responds quickly to requests for reactive maintenance, and tracks and manages parts and physical assets across its campuses.

GT Georgia Tech

Optimization: Georgia Tech Athletics boosts 10-person maintenance team

Georgia Tech Athletics had relied on a paper-and-pencil approach, proving to hurt efficiency. With multiple stadiums, fields, and athletic facilities to manage and only a small crew of maintenance technicians, the department needed a reliable tool to handle such a large operation. The team turned to Asset Essentials to help complete operational tasks faster while increasing performance.

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All of our technicians use mobile technology; they all either have iPads provided or use their phones, [which] allows them to see what parts are on hand when they're out in the field and look up information without having to travel back to the office to get parts or to look at OEM manuals and things like that. Without Asset Essentials, I'm not sure how our technicians would be able to do their job at all.

Clayton Smith
Director of Facilities, CHFM, MBA
Moffitt Cancer Center

Asset Essentials really makes it easy for faculty members, staff and students to submit work orders when they see a facilities problem that needs to be fixed.

Steve Hibbard
Facilities Director

[Asset Essentials has] given us the ability to operate better as a department. We're not sending two guys to a job that we see only requires one. I can say with certainty that's been recognized by the rest of the departments, and our maintenance technicians now can categorize and prioritize things, so they can efficiently plan out their day with the tasks they need to tackle. Another goal was trying to visually be able to see the frequency of work orders we're getting that relate to certain operations—electricity, carpentry, custodial, things like that. That's something that helps us structure our third-party needs.

Jim Kenyon
Associate Director of Facilities, Operations and Events

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Asset management: empowering data-driven decision making

Behind-the-scenes maintenance work is essential for every campus. If you have to make a case for allocating funds and budgets, having the right data available to support your reasoning can help keep your M&O teams operating efficiently so students never have to miss a beat.

Brightly helps leaders capture usable data in all the right places

At Brightly, we are guided by the **power of data**; it's an essential tool for educators and administrators who must constantly make choices that affect many people. That's why our solutions use data to tell a powerful story and ensure your school can justify your funding decisions—for the places that need it most.

Agility: Georgia College & State University goes mobile for work order management

At 128 years old, Georgia College & State University needed an operational upgrade to better care for the 7,000 students who utilize the 94 buildings spread across 645 acres on campus. With the help of Brightly, the university traded a clunky system (and the paper-based processes it relied on) for mobile technology that enables it to generate data-based reports on the go. At the same time, technicians and students actively use the system with ease.

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When we get these work orders that keep coming up for the same equipment, now we can go back and look at the notes that the technician put on it and say, 'Now we see the pattern here. He keeps having to replace this one circuit board. Maybe there's something causing that circuit board to keep going out. Let's try to figure out the root cause of this.

Mark Duclos
Assistant VP of Facilities and Operations

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CAMPBELL UNIVERSITY

Speed: Campbell University takes asset management to the cloud in just 22 days

Campbell University was determined to become a leader in cloud-based operations management to better serve its 9,400 students spread across 1,300 acres. The university turned to Brightly to achieve an ambitious project that included Asset Essentials, Energy Manager, and Event Manager.

Campbell University reached its goal of launching all solutions within three weeks with a smooth implementation and roll-out to end-users. By the end of week one:

→ 1,028 maintenance work orders generated

→ 399 work orders closed out 399

→ 723 inventory items issued

→ 82 facility-use events scheduled

→ 52 requests received from organizations seeking to become approved event requesters

FERRUM COLLEGE
1913
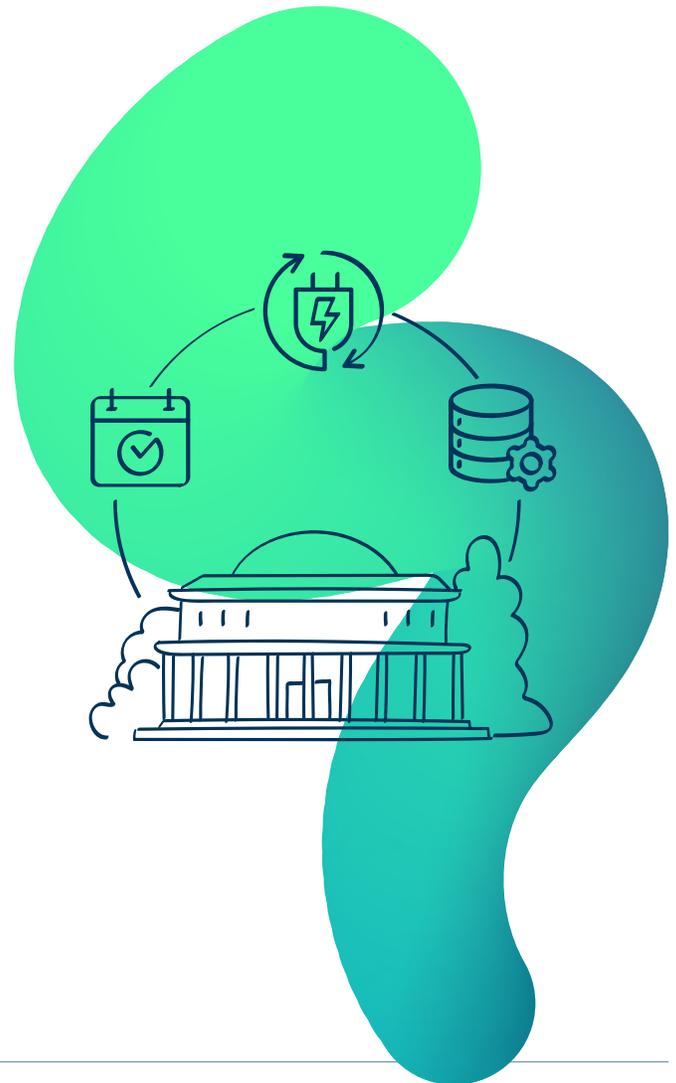
Centralization: Ferrum College gives events the VIP treatment with Brightly

Ferrum College, set in the Blue Ridge Mountains, is a destination for multiple summer events and conferences, not to mention the internal events the campus hosts during the active school year. But, the previous methodology for booking facilities lacked a centralized source for visibility, communication, and organization. The College adopted Brightly's Event Manager and hasn't looked back.

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We can manage the workload and put the students on more productive tasks versus just doing data entry. We're now able to put our staff in more customer-facing roles. Going from a daily task of manually entering and checking multiple times a day, now the students don't have to check it ever. We now have the time, because of the way the system is set up, to go in and, in literally a couple clicks, manage all the requests in a few minutes, and move on.

Michael Vaughan
Manager of Conference & Events

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Brightly lights the path toward sustainability

For university-level scholars, sustainability is one of the top factors they consider when deciding which university or college to attend—administrators must prioritize it as it affects the well-being of students and teachers, encourages cost savings and enhances the reputation of their institution. By turning to data and integrating more efficient and effective operational practices, leaders can positively impact the environment and surrounding communities.

We help higher education lead the way to sustainable futures

At Brightly, we're driven by an undercurrent of sustainability. Our solutions, like **Energy Manager**, provide the tools your teams need to identify areas of waste and improve your sustainability efforts—while delivering everyone's favorite benefit: cost savings.

Progress: Abilene Christian University tackles backlog and energy waste with Brightly

When Abilene Christian University wanted to move toward a successful preventive maintenance program, the university's considerable deferred maintenance backlog (to the tune of $160 million!) first had to be addressed. Corey Ruff, Executive Director of Facilities and Campus Management, turned to Brightly to help assess and manage the situation.

Now thanks to Brightly, Corey's team can easily:

→ Share reports with others on campus to support their efforts with just a few clicks

→ Replace mechanical systems that were beyond their expected life cycle

→ Upgrade building automation systems to help operate the campus more efficiently

→ Achieve ~ 20% annual cost avoidance in their energy conservation program over the past four years

Accountability: Wake Forest University tracks toward a more sustainable future

With a sprawling campus and many historic buildings, Wake Forest University facilities leaders needed a software solution allowing for deep tracking and robust reporting regarding assets, energy usage and facilities work. Brightly's Asset Essentials proved to be just the ticket they needed.

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Sustainability is huge at Wake Forest, it's a big concern for the students, and we're tracking energy usage. Also, we have an offsite warehouse, which we use to reuse office furniture and equipment, and we track the pickup and delivery of those through Asset Essentials. Our sustainability manager also uses the software to track the work orders that are asked of her area as well.

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Make more-informed operational decisions with Brightly

At Brightly, our solutions help simplify some of your most pressing obstacles, enabling you to optimize the teams and resources that allow your campuses to thrive. We know how powerful data is for giving you the information you need to make—and communicate the reasoning behind—decisions that drive real results.

We also know how intimidating implementing new tools and technology can be, so we serve as a true partner—not a vendor. With Brightly, you are supported every step of the way, from rollout through training and everything in between. Our teams are available to ensure your needs are met, your questions are answered, and your institution can utilize each of our solutions to the best of its design.

With more than two decades of experience working with educational institutions, Brightly helps leaders like you overcome some of your most challenging facilities, maintenance, and operational obstacles—and even save **a little** money in the process.

Connect with an expert today →

About Brightly Software

Brightly, a Siemens company, enables organizations to transform the performance of their assets. Brightly is the global leader in intelligent asset management solutions. Brightly's sophisticated cloud-based platform leverages more than 20 years of data to deliver predictive insights that help users through the key phases of the entire asset lifecycle. More than 12,000 customers of every size worldwide depend on Brightly's complete suite of intuitive software—including CMMS, EAM, Strategic Asset Management, IoT Remote Monitoring, Sustainability and Community Engagement. Paired with award-winning training, support and consulting services, Brightly helps light the way to a bright future with smarter assets and sustainable communities. For more information, visit **www.brightlysoftware.com.**