



Brown University

Facilities & Campus Operations

Data-Driven Space Optimization with Lambent Spaces

Our Historic & Growing Campus



Brown University maintains a premier research environment in the heart of Providence, RI.



235+ Buildings across 146 acres.



10,700+ Total Students (Undergrad & Graduate).



A complex built environment requiring precise record management.

Facilities & Campus Operations



About the Department

100+ administrative staff spread out across campus.
400+ union custodial and trades staff supporting the campus.

Digital Ecosystem

We support a robust suite of enterprise applications to keep the campus running smoothly:

- **Planon:** Space, Asset, Materials and Service Request management
- **Lambent Spaces:** Space Utilization
- **ArcGIS:** Spatial Data & Mapping
- **Autodesk:** AutoCAD, and Revit for building modeling
- **Meridian:** Document Management System (soon to be RedEye)

Criteria for Selecting Lambent at Brown



Utility Waste

Buildings often run at 100% HVAC and lighting capacity while occupancy underutilized.



Energy Spend

Underutilized spaces represent a significant portion of the University's annual utility budget.



Data Blindness




Relying on "gut feelings" or manual walk-throughs provided an incomplete picture of actual usage.



The Mission: Align building operations with actual space occupancy to ensure proper space utilization across campus.

South Street Landing

A 265,000–square–foot former power station transformed into a state-of-the-art administrative and educational hub.

-  11 Administrative Departments
-  RI Nursing Education Center
-  High-density collaborative spaces and shared workstations



Lambent Spaces Dashboard




Buildings

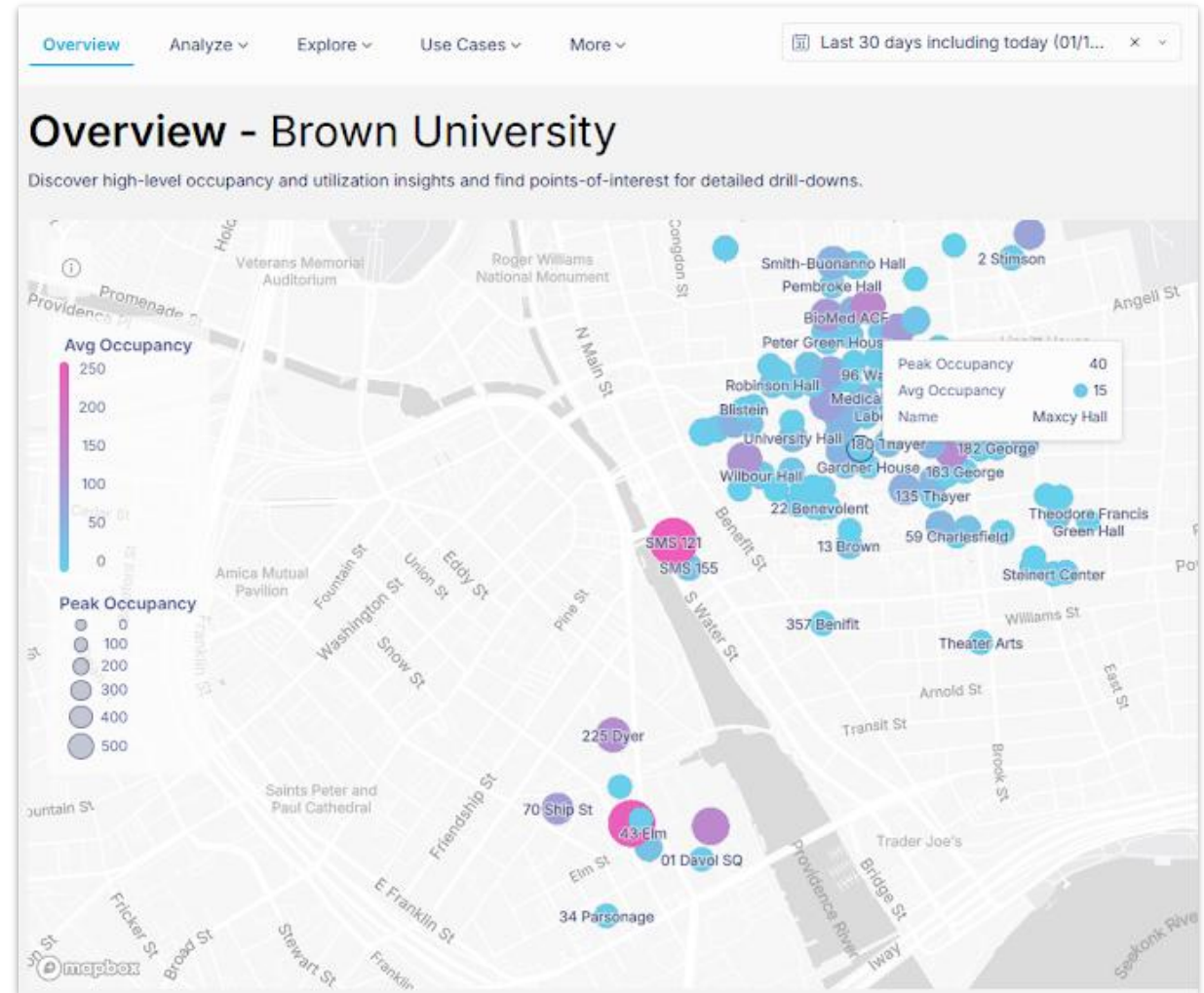
Average and peak occupancy over the selected time range by building. Filtered by Hours of Operation and Days of Week, if set.

Building Name	Avg Occupancy	Max Hourly Avg	Peak Occupancy	Time of Pe
SMS 121	202	399	417	02/03/2026 1
222 Richmond	197	395	404	02/03/2026 (
Barus & Holley	143	288	295	02/10/2026 0
Watson Center for Information Technology	117	275	287	02/05/2026 1
South Street Landing	115	235	239	02/10/2026 0
Oliver Frank Hall	110	200	211	02/05/2026 1

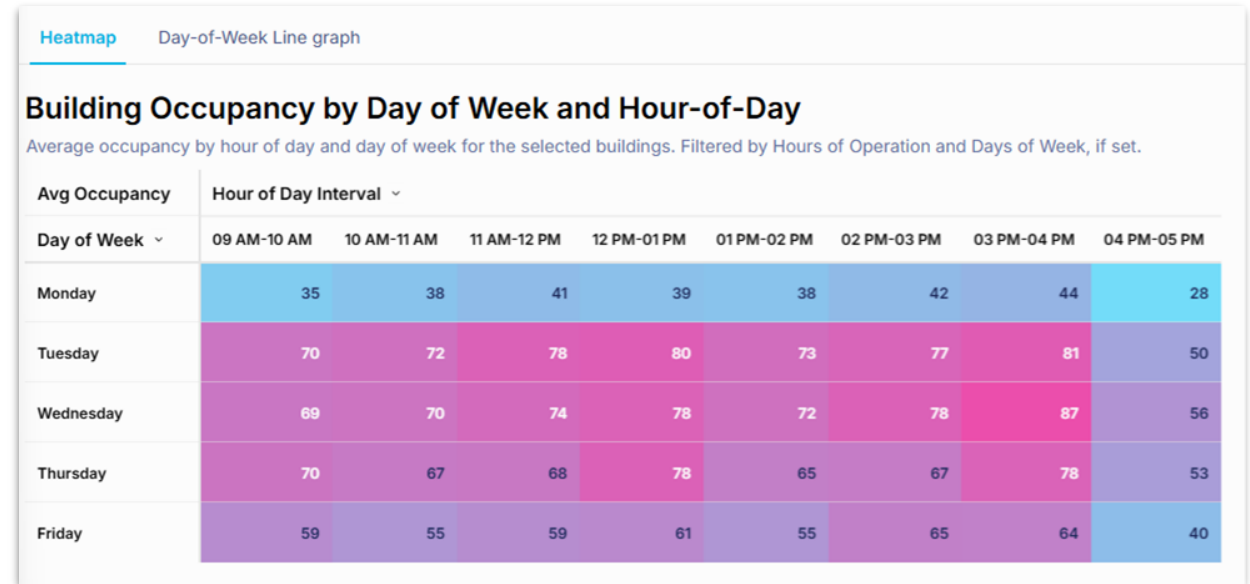
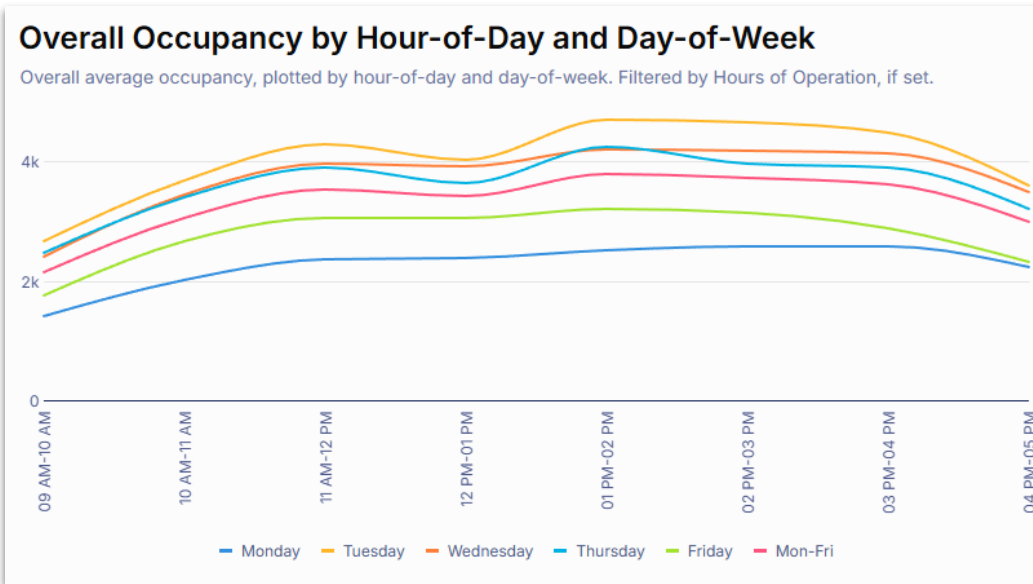
125 rows - 5 columns

The Lambent Interface

-  **Heatmaps:** Identifying "Hot Spots" and "Dead Zones" across floors.
-  **Dwell Time:** Understanding if spaces are used for quick tasks or long meetings.
-  **Average / Peak Occupancy:** Near Real-time monitoring occupancy data.



SSL Lambert Dashboard Examples

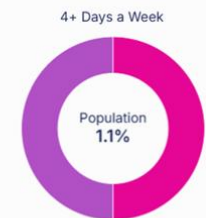
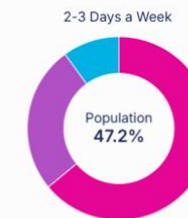
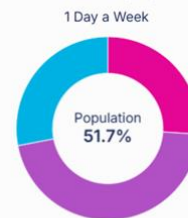


Immediate Results

The insights that we were able to draw regarding space utilization at SSL were immediate and impactful. We are still in the analysis phase, but we can see using data drive insights that our space is underutilized.

Occupant Frequency & Duration

Break down occupants by how often and how long they use the space. Not affected by operating hours.



Duration ■ Full (7+ hrs) ■ Partial (2-7 hrs) ■ Short (<=2 hrs)

| Whats Next?

Long-Term Goals

- Adjust space assignment based on building occupancy and needs
- Align BAS (Building Automation System) set points and run times with building occupancy to drive sustainability efforts and cost saving measures.

System Integrations

- Lambent and Planon are developing an integration to surface occupancy data directly within Planon IWMS
- End-User feedback will guide design, functionality, and prioritization throughout development

