

## KEATING

Historical Renovation  
(1920s art-deco)

**Remotely collected Pillar Pod data showed dust activity in the area where the low temperature TXT alert was triggered.**

**It turns out that someone had unplugged a space heater.**

**Problem solved.  
Millions saved.**





DANIEL J.  
**KEATING**  
COMPANY



### TYPE OF PROJECT

## Historical Renovation (1920s art-deco)

“Pillar became a core part of our water mitigation strategy and performed as expected to help us manage the job.”

STEPHEN SHANAHAN, PROJECT MANAGER – DJ KEATING

## Key Concerns

### Burst pipes & flooding

Northeastern winters that bring low temperatures can lead to millions of dollars in water damage.

### Worker health & safety

High site particulate, carbon monoxide, temperature, and humidity levels can lead to builders risk & workers comp claims.

### Claims reduction

Unfit site conditions throughout the changing seasons and phases of construction can make for suboptimal parameters when installing certain materials that could lead to post-project warranty issues.



**LOCATION**  
Philadelphia, PA



**LENGTH OF DEPLOYMENT**  
20 months



**SQ. FT.**  
347,000



**FLOORS**  
18

## Pillar Pods

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**In just the first week of the project, DJ Keating had to file a claim for a burst pipe.**

**Realizing they could not afford another loss, they reached out to Pillar for support.**

DJ Keating selected Pillar as the best solution to monitor for these incidents because they would have:

- Real-time access to onsite temperature, humidity, carbon monoxide and dust conditions.
- Customizable alerts that go to unlimited users when an environmental threshold is crossed.
- Access to historical data in order to analyze trends, events, and risks to be able to use for future claims.



NUMBER OF PODS  
125

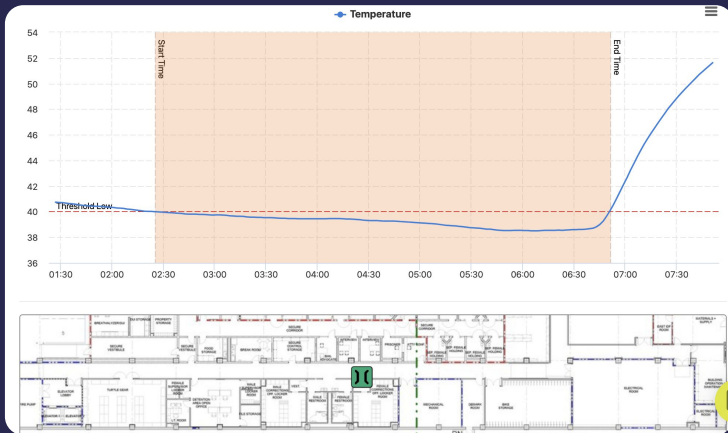
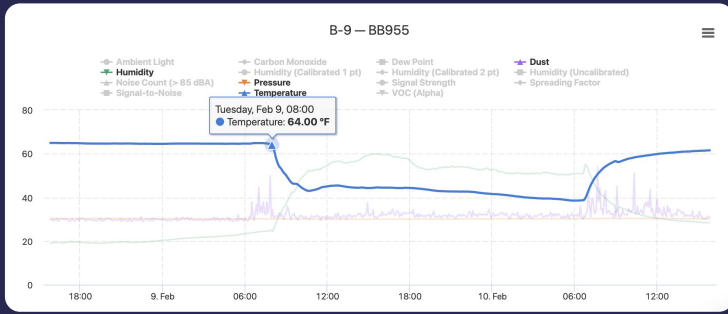


NUMBER OF GATEWAYS  
3



NUMBER OF FLOW MONITORS  
2

# NO MORE SURPRISES. 24/7 confidence.



## MITIGATED RISK

### Space Heater Unplugged

Late one evening during construction, the Pillar system recognized a below 40F temperature threshold had been crossed. An alert was sent out via email and text describing the current condition, location, and threshold that was crossed. Early the next morning after analyzing the Pod location data,

**the team concluded from the increased dust activity measured by a Pod close by that someone unplugged a space heater.**

Shortly after work began the following morning, the temperature began to rise above 40F again and the alert was cleared. This demonstrated action had been taken on the notification.

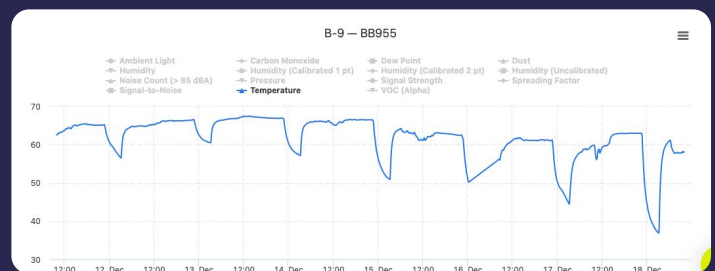
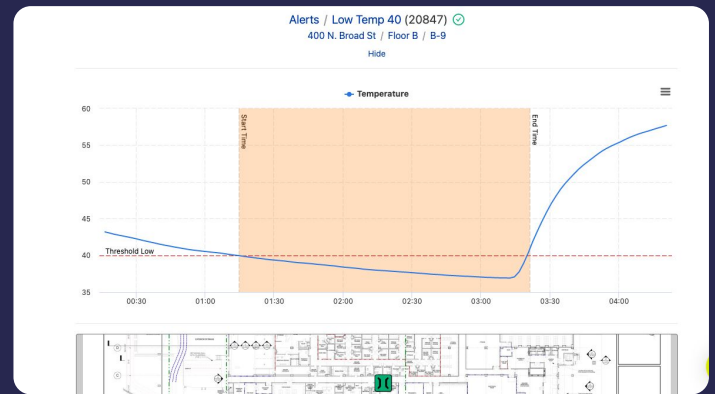
During a construction meeting that day, the superintendent was able to remind the team to not unplug space heaters. The Pods helped the team resolve the issue quickly as someone took action first thing upon seeing the alert.

## MITIGATED RISK Frozen Pipes

One day in late December, the Pillar system sent alerts to the project team that the temperature had dropped below 40F for a specific Pod location. DJ Keating reviewed seven days of historical data on that specific Pod noting that each day the temperature fell from 10:30am through 3am when temperature would rise again. Turns out the reason was simple and easy to fix

**One of the heating units on the floor had failed to go into 24/7 operation.**

It was still powering down in the night and powering back up before morning. Once the HVAC technician was shown the graphs, they resolved the issue in a matter of minutes, saving everyone time and energy to troubleshoot the issue.



# Key Readings



TEMPERATURE READINGS

**29,206,691**

LOW TEMP ALERTS

**25** actionable alerts



HUMIDITY READINGS

**29,206,691**

HUMIDITY ALERTS

**50** actionable alerts

## How did you use the Pillar system?

- Controlled temperature & humidity levels by continually measuring them throughout the changing seasons.
- Reduced the need of a person monitoring conditions as the system continually collected real-time data 24/7.
- Monitored interior finishes to ensure quality.
- Used data to show contractors where issues were so that they could be resolved in a timely manner.
- Kept dust levels low to ensure that workers were breathing in good air quality.
- Monitored temperature and dust levels closely because outside air was being used versus filtered air due to COVID-19.
- Monitored for water flow from sprinklers, fire line and domestic main.
- Used data to show the building was constructed within the correct environmental conditions specified.

## How did Pillar help your team?

- Gave the ability to respond quickly to resolve low temperature and humidity levels.
- Prevented frozen pipes with the installation of the water flow monitor.
- Saved time with administrative tasks so the field staff could focus on their job and maintain timelines without worrying about monitoring environmental conditions and collecting data.
- Seamlessly collected data and reports that could be used for potential claims to show that the job site was within environmental parameters needed to perform the work.



TOTAL NUMBER OF READINGS

**175,240,146**

