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Gazelle LLC

Buzzsaw Used for Project Management with Strategic Partners

Gazelle LLC, a full-service real-estate development and facilities services firm based in Palo Alto, California, works with an assortment of strategic partners in various interstate locations. Being able to share and track information among the partners and to maintain a strict level of security is critical to their successful project management. Autodesk® Buzzsaw™ provides the Gazelle team and their designated partners with a centralized location to access and share information, regardless of their geographic location. It has made it possible to accurately track projects along the way and to maintain all project documentation for future reference.



Without Autodesk Buzzsaw, there's no way we could accomplish the things we do. With Buzzsaw, we can manage virtually the entire facilities management process from the desktop.

Andy Fuhrman
Director of Facilities Services,
Gazelle

The Situation

Gazelle LLC, of Palo Alto, California, specializes in mission-critical buildings such as data centers and colocation facilities for the high tech, financial, and e-commerce industries. The company is made up of three divisions—real-estate development, management services, and facilities services—and is currently managing projects in Northern California and Georgia.

The Challenge

Gazelle maintains a small core staff of facilities professionals, and it contracts with a wide variety of partners to provide services such as architectural design, general contracting, on-site maintenance, and janitorial services. The collaborative nature of the work and the company's decentralized approach places a premium on effective communication, collaboration, and access to information. "One of the ways we're able to do everything we do is by working with strategic partners, such as Pride Janitorial and Enron Building Services," says Andy Fuhrman, Director of Facilities Services for Gazelle. "It's very impor-

tant that we have the capability to share work with our partners, and be able to keep in constant contact."

When developing or managing a building, Gazelle principals work on-site or from company headquarters in Palo Alto. Likewise, the company's partners often work from their own offices, meaning that Fuhrman and his associates need to be able to share work with team members in Illinois, Maryland, and elsewhere. "At all times, I need to know the location and operational status of every element of the project—not only the physical assets but also the architectural team, the contractors, and so on," says Fuhrman. "To construct and effectively manage a data center or colocation facility, you need to be able to track everything and everybody."

To perform their facilities management functions, Gazelle's professionals employ a range of applications. "We apply a lot of technology—from AutoCAD to computer-aided facilities management applications to computer maintenance

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and management systems," says Fuhrman. "I have to be able to record and store information ranging from architectural drawings to detailed lists of spatial elements like corridors, elevators, and closets, to itemized lists of every physical asset, such as furniture, equipment, light fixtures, and data jacks." To meet this need for information storage and tracking—and the need to work closely with its partners—Gazelle turned to Autodesk.

The Solution

Gazelle adopted the Autodesk Buzzsaw service, which enables the company to securely store and share information, including project drawings, site plans, and other critical documents in a central location. "Autodesk Buzzsaw is critical to our project management," says Fuhrman. "We use it to store information that needs to be accessible to people both inside and outside the organization." Autodesk Buzzsaw resides outside Gazelle's corporate firewall, but since the software allows users to set varying permission levels, information is secure and accessible only to authorized individuals. "One of our primary uses for the Autodesk Buzzsaw application is to post the information and documents that require collaboration—design criteria, construction docs, RFIs, and AutoCAD files," says Fuhrman. "By having everything securely stored in a single spot, we're always on the same page no matter where we may be."

Since each group at Gazelle manages a different aspect of a project, they generally work in isolation and at different times. "For example, the project deployment team will put in the fiber, the copper, and the power and then move on to

another project. The next day, the facilities management group will come in to complete another phase," explains Fuhrman. "Passing on project responsibility from one strategic group to the next is a seamless transition with the Autodesk Buzzsaw application because all the documentation—such as project tracking, legacy information, and floor plans—is centralized, secure, and readily accessible for all parties."

The Results

The Autodesk Buzzsaw service enables every member of the Gazelle team to easily and accurately track projects, and it provides full visibility of all aspects of any given job. For a company such as Gazelle, which provides development as well as facilities management services, Autodesk Buzzsaw helps ensure smooth workflow and continuity through every phase of a project. Fuhrman says "Autodesk Buzzsaw is a constant from the earliest design phase through to ongoing site management once the building is occupied. All the information will always be available for future reference, and if there are ever any questions, the answers are right there."

A central tool for Gazelle's facilities management work, Autodesk Buzzsaw enables the company to simultaneously develop and manage several properties across the country with a fairly limited staff. "Without Autodesk Buzzsaw, there's no way we could accomplish the things we do," says Fuhrman. "Not only is Autodesk Buzzsaw a crucial element of our project management operations, we also use it to manage installation, to track and maintain critical documents, and to facilitate ongoing site management. With Autodesk Buzzsaw, we can manage virtually the entire facilities management process from the desktop."



Autodesk, Inc.
The Landmark @ One Market
Suite 500
San Francisco, CA 94105
USA

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