

bGrid: The building that saves energy by learning how we work

● **Future of Work & Life** | OBOS Showroom · 1st floor | 11:30–11:34 | 

Part of Case Studies: What Will Buildings Do For Us?



Wouter Kok
CCO, Bgrid

A building that works like a smartphone and saves HVAC energy

Wouter Kok of Bgrid argued that conventional real estate is a static asset, already outdated at delivery, because siloed and closed technology blocks innovation. bGrid's answer is a building that works like a smartphone: sensor hardware, an open cloud platform with an API, and 50+ third-party app integrations for tenants, users, owners and facility managers. One sensor node measures movement, occupancy, people count, temperature, humidity, light, sound and air quality, positions smart devices and assets, and controls lighting, comfort and blinds. Two features targeted energy. bAdaptive climatizes only when spaces are used, since buildings are climatized 20-30% of the time while forecast to be empty. bFlexible plans each room from predicted occupancy, weather and thermal mass, so HVAC load can be shifted and capped when the grid is congested.

KEY TAKEAWAYS

- Buildings are climatized 20-30% of the time while forecast to be empty.
- bAdaptive claims to save over 20% of HVAC energy, or more than 4 €/m² a year.
- bFlexible pre-conditions rooms ahead of grid peaks and reduces HVAC peak power within each room's comfort band.
- Energy savings feed into ESG reporting, so owners can show what they save.
- Reference buildings shown included The Circle in Zurich and Microsoft HQ at Schiphol.

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