

Case study

Red Deer College

Alberta, Canada



Lighting retrofit improves learning environment and provides financial benefits to college

Red Deer College serves 5,000 full-time students and 7,500 continuing education students. It includes operations, four educational faculties, community education and administration in one facility totaling 413,000 square feet.

Challenges

- Provide a safe, healthy and effective learning environment for students and staff while improving energy efficiency and reducing operating costs.
- Improve overall maintenance and security of campus buildings.
- Maintain spending on direct instruction while improving preventive maintenance and repair procedures under fixed budget constraints.

Solutions

- Enter into a seven-year Performance Contract that includes a lighting retrofit of campus fixtures for improved classroom comfort and energy savings.
- Outsource mechanical, electrical, fire alarm and general building maintenance responsibilities to improve operating efficiency.
- Install a Metasys® Facility Management System (FMS) to increase system control efficiency and accurately monitor energy usage each month.



Guaranteed energy savings allow educational programs to survive and thrive.

“Johnson Controls has a really good work ethic. They have high expectations for their employees and those employees live up to those standards.”

DON HALDANE
VICE PRESIDENT OF
STUDENT AND COLLEGE SERVICES

Results

- Reduced energy costs by 10-15 percent, for a total of \$60,000 a year, enabling administrators to absorb budget cuts without affecting classroom quality; savings financed further renovations.
- Cost-effectively improved learning environments and safety conditions by outsourcing, allowing management to concentrate on educational concerns.
- Achieved optimal classroom comfort levels and an increased ability to realistically forecast and budget for monthly utility bills.

A combination that works

Red Deer College prides itself on spending more on direct instruction than any other college in Alberta. This is a real bonus for its students, but it presents increased challenges to administrators who are faced with fewer dollars to allocate to special projects and building maintenance. Partnering with Johnson Controls has made a significant difference in the number of discretionary dollars available to administrators.

“We have saved money as a direct result of our agreement with Johnson Controls,” says Don Haldane, Vice President of Student and College Services. “But indirect savings in terms of on-site expertise are also important.”

The college entered into a seven-year Performance Contract with Johnson Controls in 1990, which included installation of Metasys FMS and a lighting retrofit of all campus fixtures. Completed in 1991, the lighting retrofit improved lighting levels and saved 10-15 percent annually. Energy savings of \$60,000 have financed further building upgrades.

Along with monthly utility savings and improvements to the campus environment, the installation of Metasys FMS provides the college with an increased ability to accurately monitor energy usage. In addition to energy management and lighting control, the open-ended system allows the college to hook up security, fire alarm, and heating, ventilating and air conditioning (HVAC) systems throughout the campus, enabling single-seat management of these functions.

Red Deer College decides to outsource

Red Deer College began outsourcing its mechanical, electrical and fire alarm systems to Johnson Controls in 1988. In 1992, this agreement was expanded to include general building and grounds maintenance. Through this contract, the college secured permanent on-site expertise, trouble-shooting capabilities, and ongoing maintenance and repair of control systems.

"We are frequently asked about outsourcing, since a lot of colleges are facing the same fiscal concerns that we are," says Doug Sharp, Campus Manager. "We show them the figures of what we've saved, but stress other things that come into play: the time we've saved in terms of management; increased efficiencies and productivity of the staff; and the technical expertise that is continually updated through Johnson Controls training."

Outsourced employees include one full-time project supervisor, four full-time tradespeople and four full-time contract building maintenance technicians, which frees Red Deer management's attention from personnel headaches. The college has saved an

estimated 10 percent by outsourcing services, which provides a cushion for budget cuts totaling 11 percent last year.

"The most important person at Red Deer College is the student, and the second most important is the instructor," concludes Mr. Haldane. "While staying within our budget, our mission is to provide the optimum level of services possible so that learning may occur in the classroom. Johnson Controls helps us reach that goal."



Through its partnership with Johnson Controls, Red Deer College has been able to provide comfortable and productive learning environments as cost-effectively as possible.

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VICE PRESIDENT OF
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