

Case study

State of Louisiana Office of State Buildings

Louisiana



Statewide initiatives increase security, comfort and operational efficiency

The Louisiana Office of State Buildings' (OSB) mission is to provide for the operations and maintenance, safety and security at all facilities under the jurisdiction of the State of Louisiana Division of Administration. Johnson Controls has been working together with the OSB for more than 15 years to help fulfill that mission. The result is improved security and operational efficiency, reduced costs and greater tenant satisfaction from increased comfort and safety.

The OSB is responsible for 45 buildings statewide, totaling more than 6 million square feet. These facilities include parking garages, science labs, warehouse facilities, a welcome center and many office buildings. In addition, the OSB provides input on the development and design associated with large construction projects and repairs.

The long history between the OSB and Johnson Controls is the result of the OSB seeking a solution for improving efficiency of its operations and systems by using its own forces in conjunction with private companies such as Johnson Controls. Prior to 1998, the relationship consisted of installation and service for a Metasys® building management system, access control and fire alarm systems in select buildings throughout the state.



Electronic turnstiles are used at select facilities.

Since then the relationship has grown to involve all of the facilities the OSB is responsible for. An initial \$7 million project took aim at increasing building performance and security at facilities throughout the state. A renewable service agreement continues to expand, providing preventive maintenance, energy management and system monitoring services among others. Furthering its security initiatives, the OSB contracted with Johnson Controls for a major Internet Protocol (IP) video security solution at 31 facilities.

Enhancing a statewide security system

Improved safety and security of state employees and visitors is of particular importance for the OSB. In fact, \$1 million of the initial project was directed toward a statewide security system involving the installation of a Johnson Controls P2000 security management system.

To enhance this security initiative, the OSB wanted to implement superior video technology that would not only integrate with the P2000 system but also reside on their IP network, and allow them to view, analyze and archive video data from all buildings in one single location.

"We were dealing with antiquated analog video equipment that performed poorly or just didn't work, and in the end couldn't achieve what we were looking for," says Ed Middleton, chief of security. "Johnson Controls recommended their DVN 5000 system and provided a test application that demonstrated it met our needs."

A total of 42 DVN 5000 (digital vision network) units are installed in 31 facilities. Middleton indicates that some facilities have more than 30 cameras and the DVN system operates nearly 400 cameras statewide. "Each building has a workstation from which we can point and click and easily navigate the cameras," says Middleton. "And more importantly, because the system resides on our network, we can pull up any camera, statewide, at any time from our Central Monitoring Station, download detailed information and forward it to security and police personnel."

"In security and law enforcement, the easier it is to secure or investigate something the better off you are. Complicated systems become obstacles that are not used. The DVN is sophisticated but easy to use. And, it works in concert with the P2000 system. For example, if there is a forced door alarm over the paging system, cameras automatically train on that door and an officer can see what's going on."

Since its installation, the P2000 system has been expanded and its capabilities leveraged to meet the changing needs of many different state agencies and more than 20,000 card-holders at more than 30 facilities. The system, which initially processed less than 250,000 transactions daily, now processes nearly 400,000. In addition to being integrated with the DVN 5000 for automatic camera positioning, the P2000 provides graphical representation of alarms on floor plans enabling the security system to be managed by just two trained personnel from the Central Monitoring Station.

"In addition to the operational efficiencies that have come from working with Johnson Controls and their products, they have served well for our tenants. In the end, it's all about providing safety and security for our tenants."

ED MIDDLETON
CHIEF OF SECURITY
STATE OF LOUISIANA OFFICE
OF STATE BUILDINGS



Security Control Room at the First Circuit Court of Appeal

All employees are enrolled in a single database with a single access control format. Access is permitted based on approved authorization. A dual-redundancy system has an off-site server in case of damage to the Central Monitoring Station. "Johnson Controls replaced the original server with the dual-redundancy system, and is in the process of installing a third, remote back-up, server for disaster recovery," notes Middleton.

"Johnson Controls provided us with the video solution we needed and the networking capabilities we were looking for. And, because they serve as a single point of contact for our security systems and HVAC controls, it simplifies our operations," says Billy Wilson, director. "In addition to the operational efficiencies that have come from working with Johnson Controls and their products, they have served well for our tenants," adds Middleton. "In the end, it's all about providing safety and security for our tenants."

Increasing performance and productivity

Remaining focused on performance and productivity, the Johnson Controls Metasys system has been expanded to all but three of the OSB's facilities, since its original installation. The system provides monitoring and control of HVAC systems and equipment at these facilities and select exterior lighting systems.

Under the renewable service agreement, Johnson Controls provides preventive maintenance on HVAC equipment, maintenance of temperature controls, fire alarm and sprinkler systems, and the P2000, DVN 5000 and Metasys systems. The agreement also includes annual

fire alarm testing and inspection, and monitoring from Johnson Controls Remote Operations Center in Milwaukee, Wisconsin. Four onsite Johnson Controls technicians provide facility consulting services, and management and tracking of energy usage.

"The technicians walk through buildings to check equipment schedules and basically do a case study on each one. This leads to repairs, control adjustments, and suggested improvements which have provided cost savings, says Glen Frasier, deputy superintendent.

Four Johnson Controls area offices are involved in servicing the facilities. Service teams focus on reducing costs by implementing energy performance management services, and on maximizing operational efficiency through maintenance strategies designed to extend equipment life, minimize repair costs and increase systems reliability. Results of any implemented improvements are closely measured and tracked against the established goal of maintaining 90 percent of the International Facility Manager's Association (IFMA) benchmarks for total operational cost per square foot.

Through the use of OSB's energy management program and implementation of various programming schemes provided by Johnson Controls, thousands of dollars have been saved on energy. "The OSB is furthering its efforts in better identifying costs savings that have been achieved along with potential savings," says Wilson. "We believe the measurement and verification services Johnson Controls provides will help us confirm these savings and possibility identify others."



Glen Frasier, Assistant Director, Billy Wilson, Director and Ed Middleton, Chief of Security for the Office of State Buildings stand inside the new Command Center.

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BILLY WILSON
DIRECTOR
STATE OF LOUISIANA OFFICE
OF STATE BUILDINGS



Johnson Controls onsite technicians monitor and maintain building and security systems.

