

Case study

# Tallahassee Community College

Tallahassee, Florida



## Energy and operational savings help community college expand

Tallahassee Community College, founded in 1967, serves more than 10,000 students in three northern Florida counties. The main campus in Tallahassee and a satellite facility in Quincy encompass 186 acres and 800,000 square feet of space.

### Challenges

- Keep pace with rising enrollment throughout the 1990s, which created overcrowding in classrooms, the library, the student center and other common areas.
- Tightly manage energy costs to help preserve the college's low student-faculty ratio (30:1) –a differentiator that helps recruit and retain students.
- Maximize the efficiency of operations support staff, enabling more financial resources to be devoted to campus expansion.

### Solutions

- Install Johnson Controls energy management systems into 11 new or expanded buildings to maintain comfortable, productive environments for students and staff.
- Automate temperature controls to maximize energy efficiency by partnering with Johnson Controls for more than 30 years.
- Network all 35 campus buildings to a Johnson Controls Metasys® Building Automation System, allowing staff to address many comfort complaints remotely.



To insure student comfort and productivity to all areas of the campus, Robert Bell monitors building systems and equipment.

"We have enjoyed a long, fruitful relationship with Johnson Controls that has made a big difference in our overall operations. They keep their systems and products updated, which enables our facilities to stay in the forefront of technology."

**ROBERT BELL, PLANT OPERATIONS MANAGER**

## Results

- Expanded space by approximately 35 percent in recent years, made possible in part through strict attention to utility bills and other administrative costs.
- Held increases in energy costs to only 15%, despite an increase of 275,000 sq. ft., due largely to precise control of heating, cooling and lighting systems.
- Never closed a building due to mechanical equipment failure—a testament to a highly productive operations staff and automated comfort systems.

## Keeping pace with enrollment growth

Legislation making it easier for students to attend state universities has significantly boosted enrollment at Tallahassee Community College (TCC) during the 1990s. Admissions to Florida's four-year universities had become increasingly competitive before the state's "2-Plus-2" system took effect in 1984-85. Students who attend a two-year Florida community college and complete their academic requirements are automatically eligible for admission to a four-year state university.

Enrollment at TCC has more than doubled in the years that followed, from 4,885 to 10,000, creating the need for more physical space –

especially classrooms. To accommodate the growth, the college is in the midst of a \$28 million expansion through the year 2000. Since 1990, seven buildings have been expanded and four new facilities have been built (including projects initiated in 1998).

"To continue expanding, it's essential that we keep our operating expenses in line," says Plant Operations Manager, Robert Bell.

## Strong partnership with Johnson Controls

Since its founding in 1967, Tallahassee Community College has relied on Johnson Controls to provide comfortable building temperatures while curtailing energy costs. The Fortune 200 company has become a valuable partner in achieving these objectives for both new construction and renovation projects.

"We have enjoyed a long, fruitful relationship with Johnson Controls that has made a big difference in our overall operations. They keep their systems and products updated, which enables our facilities to stay in the forefront of technology," says Bell.

The Johnson Controls Metasys Building Automation System operates over a fiber optic backbone to control virtually all comfort and lighting systems on the Tallahassee campus. From a central computer, the operations

staff can quickly adjust conditions in every building for optimum energy consumption, "We can gather information while we're troubleshooting, and often avoid a service call," says Bell. "If we *do* need to visit a location, we can spend less time there because we've already done the background investigation." The Metasys system also can be remotely monitored after-hours via laptop and modem by staff members who are on call. This reduces overtime costs because employees do not have to leave their homes and investigate every trouble call.

The college's commitment to automated building controls over the years has helped keep the maintenance staff from expanding, even though total

square footage has risen. Operational efficiencies like this will allow TCC to accommodate even more growth in the years ahead. The city's population has skyrocketed in recent years, and high school seniors will be looking for a place to further their education when they graduate. With partners like Johnson Controls, Tallahassee Community College will be ready for the challenge.



Through its long partnership with Johnson Controls, Tallahassee Community College has been able to keep energy costs in line while providing comfortable building temperatures.

Printed on recycled paper.

Metasys® is a registered trademark of Johnson Controls, Inc.  
©2008 Johnson Controls, Inc. Printed in USA CSST-ED08-011  
[www.johnsoncontrols.com](http://www.johnsoncontrols.com)

