Texas Facilities Commission’s Facility Management Strategic Plan

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- 54 Office Buildings
- 10 Warehouses
- 55 Parking Lots
- 4 Central Utility Plants

Utility Costs (approx)
- $15 million – Elec
- $2.3 million – Gas
- $2.1 million – Water

Deferred Maint. Plan
- $400 million
- 10-year plan
- Started 2008
**Mission.** The Division of Building Operations & Plant Management is strongly committed to identifying and implementing *practical* ways of managing resources with a commitment to continuous improvement.

**Vision.** The Division of Building Operations & Plant Management leads the way in providing the highest quality facilities and utility services to state agencies with a commitment toward *fiscal responsibility* and *stewardship of resources*. 
Facility Strategic Plan

- High Performance Building Approach
  - Envelope
  - Load Reduction
  - (Re)Design
  - Advanced Tactics
- Building Automation
  - Sub-metering
  - Controls
- Commissioning
  - Assessment
  - Continuous
- Facility and Energy Management System
  - Facility Management
  - Energy Management
High Performance Building Approach

Building Envelope
- Window Film
- Roof

Load Reduction
- Motors/VFD
- Lights
- Equipment

(Re)Design
- Loops
- Panels
- Distribution

Advanced Tactics
- TES & Loop
- Load Shedding
Building Automation

Pneumatic

DDC

DDC Air Handler Control Panel
Pneumatic

- Pneumatic compressor and air distribution piping.
- Controls tend to drift out of calibration.
- Susceptible to leaks.
- Compressor is a single point of failure.
- Reconfiguration requires hardware and piping.
- Can not be remotely monitored.
- Manual intervention required to make adjustments.

DDC

- No pneumatic compressor or air distribution piping.
- Can be remotely monitored, adjusted or (re)configured.
- Software calibration.
- Controls are distributed, so no single point of failure.
- Precise control of equipment.
- Requires less physical space.
- Reduces utility cost.
Commissioning

If you treat your buildings like a RONCO Rotisserie...expect to spend money on utilities.

What is Commissioning?

• Commissioning
• Re-commissioning
• Retro-commissioning
• Continuous Commissioning
Commissioning

**Assessment**
- 30 buildings
- CC Opportunities
- O&M Improvements
- Energy/Capital Improvement Opportunities
- Quick Payback

**Implementation**
- Levering DM funds with ARRA
- M&V
- Coordination with DM
- Coordination with Building Automation Project
• Current Systems
  ◦ Work order system
  ◦ Facility Condition Assessment
  ◦ Building Automation Systems
  ◦ Project Management
  ◦ Drawings on File
  ◦ Load Profiler

...and other disparate systems.

Facility & Energy Management System
Facility & Energy Management System

- Facility Management
  - CMM
  - Drawings/Documents
  - Capital Budget
  - Facility Condition
  - Project Management
  - Service Level Agreements
- Energy Management
  - Sub-metering
  - Trending
  - Commissioning
- Portal/Dashboard
  - Communication
  - Management
  - Visibility
Q&A

Texas Facilities Commission