

# Weatherford College

Decades-long partnership delivers modernized campus environment



Established in 1869, Weatherford College is the oldest continuing two-year college in the state of Texas.

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The community college serves approximately 5,000 students in meeting their educational goals on three campuses across five districts. To continue exceeding student, staff and community expectations in a rapidly changing industry, Weatherford College's leadership team has long been committed to ongoing campus transformation. This dedication to improvement led them to a 25-year relationship with trusted advisor Johnson Controls. Through three distinct phases, the college

succeeded in enhancing its campus environment while retaining capital.

"We here at Weatherford College know our limitations when it comes to facility management," said Dr. Andra Catrell, executive vice president of financial and administrative services. "We are educators! With Johnson Controls as our partner, we can now think 'out of the box' on projects that in the past we would have thought impossible to accomplish in house."

## Case study



### Phase 1 – Addressing deferred maintenance backlogs

In 1998, Weatherford College found itself challenged by the deferred maintenance and rising operating costs associated with aging facilities and rapid growth. The campus' 30-year-old HVAC equipment were unable to maintain consistent temperature and produced poor indoor air quality, negatively impacting occupant health and comfort as a result. Under a performance contract, Johnson Controls got to work replacing 105 rooftop units, consolidating dormitory condensing units and retrofitting lighting in all 20 buildings to deliver the best possible learning environment. Hot water heaters were changed from electric to gas, while the installation of new water solutions produced \$1,600 in monthly utility savings. Meter consolidation, sub-metering and the integration of Metasys® building automation system empowered the facilities team to optimize campus energy costs and usage patterns for greater savings.

### Phase 2 – Modernizing campus spaces alongside trusted facility management

Five years later, Weatherford College and Johnson Controls entered into a new performance contract to replace the roofs on four buildings as well as make additional improvements like HVAC upgrades, lighting retrofits, and Metasys® system integration at the college's newest campus. The system integration allowed equipment at the new campus to be monitored and controlled from the main campus, streamlining operations. To support the college's new baseball complex, Johnson Controls installed two non-potable water wells, which will irrigate the new complex independently of the city water supply.

Johnson Controls also entered into a facility management agreement to maintain all campus operations, including HVAC, mechanical, electrical, plumbing, carpentry, event set-up, vehicle maintenance, custodial and grounds keeping. In total, phases one and two of Weatherford College's relationship with Johnson Controls generated nearly \$4M in savings over a 14-year period.

### Phase 3 – Strategic campus updates deliver powerful savings

Most recently, Johnson Controls engaged with Weatherford College in an additional performance contract in 2013. Under this agreement, Johnson Controls implemented lighting and occupancy controls, domestic water conservation, HVAC improvements, window film and transformer replacements, along with two new water wells and a new irrigation system across campus. As a result of these efficiency-focused improvements, phase three is expected to generate \$4.7M in savings.

### Delivering the optimal campus experience through trusted partnership

Combined, all three phases are projected to deliver nearly \$9M in savings that can be redirected to the college's overarching mission of exemplary education. Through a decades-spanning relationship with Johnson Controls that continues today, Weatherford College is empowered to deliver a modernized campus experience that reflects its dedication to excellence.

To learn more about how Johnson Controls supports higher education leaders, visit

<https://www.johnsoncontrols.com/industries/higher-education>.