



At the Heart of Your Building

Lone Star College

Situation

Lone Star College is a higher education system based in Texas that serves the local communities of Houston, Conroe and The Woodlands. TDIndustries (TD) provides Facility Management Services to five of Lone Star College's campuses, encompassing more than 1 million square feet of campus space. Before TD began work, the Lone Star College System was managing the maintenance operations with their own employees. The operations at these North Harris campuses were outsourced to TDIndustries Facilities Partners to allow the Lone Star managers the ability to focus on their business of educating the 18,000 students that attend these campuses.

Case Study

*Facilities Management &
Energy Solutions*

PARTNERS
PROVIDE SOLID
FACILITIES
MANAGEMENT
AND ENERGY
SOLUTIONS AT
THE NORTH
HARRIS CAMPUS



Solution

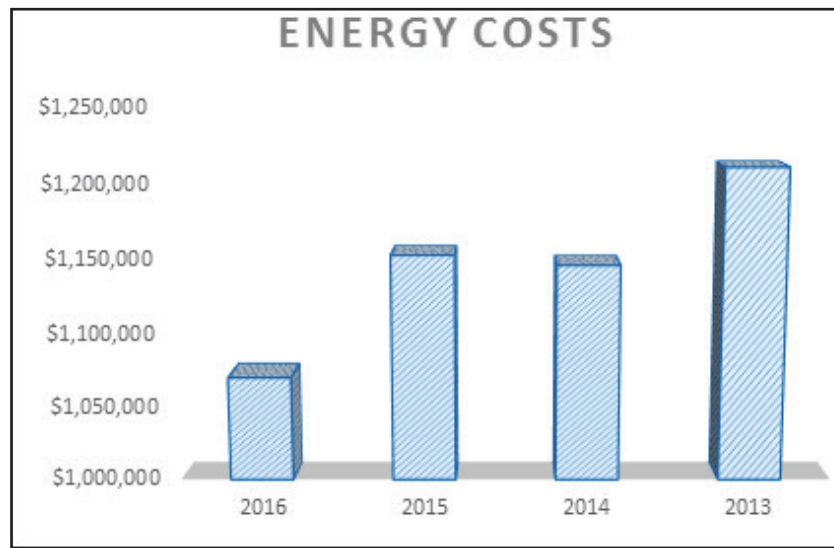
TD brought its industry-leading capabilities with critical systems and technician management. Using a hybrid staffing model, TD was able to bolster Lone Star College's existing facilities team. Through continued efforts with safety training, efficient scheduling in the equipment maintenance and work order system, TD's onsite team has been a renewed asset to the campus staff.

Success

The total facilities management approach employed at the Lone Star College System, has allowed TD to do more with less. The existing Lone Star facilities personnel are key to the daily campuses deliverables. TD has provided ancillary management of this team to control daily operations, allowing the TD staff the ability to build additional value offerings for the customer.

An initial water savings project at the North Harris Campus was started within the first six months of the contract starting. TD invested an additional \$17,250 annually to upgrade the water treatment control, monitoring, and chemical feed equipment. Experienced TDPartners also saw an opportunity to reduce costs by correcting and metering the blowdown from the cooling tower. TD capitalized on water treatment recommendations to change the make-up water feed to the cooling tower and use less total water for cooling. All of these program changes and upgrades aided in removing mineral deposition from the equipment in the central plant. The efforts improved the efficiency of the campus HVAC equipment and uncovered a healthy operations cost savings for the Lone Star North Harris Campus. These gained efficiencies lead to a total utility cost reduction of \$59,643, in the 2016 fiscal year.

Savings aside, the customer is pleased with TD's ability to provide full facilities management with an impeccable safety record – 100% no incidents – and both parties look forward to a long and prosperous relationship.



From maintaining aesthetics to management of Lone Star College's staff, the full range of services includes:

Mechanical, electrical and plumbing (MEP) services

Landscaping

Elevator maintenance

Housekeeping and related paper products

Pest control

Fire, life and security systems

Specialized roofing

Building automation systems

