

# Commercial Facilities Service

CASE STUDY



**Controls upgrade saves \$14K+ each quarter, reduces operational costs, provides flexibility to accommodate tenant schedules and comfort needs; on track to provide ROI of less than one year.**

## Challenge

The outside and common areas of the two Corporate Plaza office buildings, managed by Commercial Facilities Services, had been recently remodeled and mechanical systems had been replaced. With utility costs continuing to run high, the property manager sought to further improve the facilities' energy efficiency. As the company looked for solutions, they zeroed in on the buildings' aging controls systems. Nearly fifteen years old, the systems were cumbersome to operate, did not allow the facilities team to set-up scheduling for the sometimes inconsistent working hours of building tenants, and required a hands-on, on-site building manager to operate.

"When we began managing the buildings, we projected future energy use based on historical utility bills, but the utility costs were coming in higher than projected. We knew the antiquated controls systems were an issue."

## Solution

Commercial Facilities Services contacted Trane, their trusted advisor for several years, to discuss the high energy costs and control system issues. The Trane account team and controls specialists reviewed utility bills, analyzed the raw energy data, and conducted an energy survey before providing a proposal to replace the controls system in each building with a Trane® Tracer® SC building automation system (BAS).

**"Energy efficiency is a priority for us."**

- **Chris Lane**, Commercial Facilities Services

## Commercial Facilities Services Oklahoma City, OK

### PROJECT HIGHLIGHTS

#### CHALLENGE

- Antiquated controls systems
- High energy costs
- Cumbersome controls operations

#### SOLUTION

Tracer SC BAS

#### RESULTS

- Energy savings of \$14K-\$16K a quarter
- Flexible scheduling to accommodate tenants' comfort needs
- Operational efficiencies
- ROI of less than one year



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### Reducing costs, providing flexibility and comfort

The Tracer® SC BAS provides Commercial Facilities Services with control over comfort and energy efficiency of the Oklahoma City office buildings. Facility managers use the BAS to meet tenant scheduling requirements, monitor system operations, establish setpoints, control humidity levels and ensure optimal building operations, helping to improve efficiency, increase comfort and reduce energy costs. Accessible from most PCs, tablets, and smart phones, the web-based Tracer SC BAS allows building operators the convenience and flexibility to control building systems when offsite, and eliminates the need for a dedicated computer and onsite building manager.

After installing the Tracer SC, Trane provided training sessions for Commercial Facilities Services staff, which included an overview of the BAS and its operation. The property manager also relies on Trane for guidance in using the BAS to maximize facility performance, and assistance in handling special circumstances and requests.

“Trane can dial-in to help us meet our tenant’s needs. Using the Tracer SC, they can crank things up early when needed, or isolate a floor or certain area for cooling at a specific time to keep occupants comfortable. That was hard for us to do before.”

### Results

Replacing antiquated controls systems with Trane Tracer SC building automation systems at two of its office buildings has enabled Commercial Facilities Services to reduce energy and operational costs, and accommodate the comfort needs of its tenants. Proper scheduling with flexibility and operational efficiencies is helping to extend equipment life and reduce costs.

“Sometimes a tenant has the need to work late or start early in the morning, or there might be a special event held on a Saturday.”

- **Chris Lane**, Commercial Facilities Services



### About Commercial Facilities Services

Commercial Facilities Services manages a variety of real estate developments for medical businesses, retail establishments, call centers, and office buildings. Two of the office properties managed by company are the 3 and 5 Corporate Plaza.



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