

State Preservation Board
Energy Conservation Quarterly Update - October 2007

The SPB is responsible for the operation and building management of the Capitol, Capitol Extension, Capitol Visitors Center, the Capitol Visitors Parking Garage, and the Bob Bullock Texas State History Museum. Effective September 1, 2007, SPB assumed the facilities management of the Governor's Mansion, a National Historic Landmark.

Building uses include office and meeting spaces, display space for historic artifacts, visitor and tourist programs, dining facilities, retail space, auditoriums, classrooms, theaters, parking facilities, and an historic home built in the 1850s. Each of these buildings provide opportunities for the agency to conserve energy. The agency will continue to identify attainable energy savings and will work with the Texas Facilities Commission (TFC) and the executive and legislative agencies we serve to reduce energy consumption wherever possible.

Capitol/Capitol Extension

The facilities department continues to make lighting upgrades using compact fluorescent light fixtures, most recently in the interior of the dome. Exterior evening grounds lighting has been seasonally adjusted, and the exterior thirty foot pole lights continue to shut off automatically at midnight.

The facilities department is now installing instantaneous water heaters in Capitol offices to replace the conventional water heating storage tanks when they fail. The new units consume energy only on user demand. The energy savings, which are dependent on usage, will increase as more older "tank" type models are replaced.

In the upcoming quarter, the vending machines in the Capitol and Extension will receive retrofits through Austin Energy's "Energy Miser Vending Products Program." It is estimated that the retrofits can reduce electricity use of cold drink vending machines by up to 40% and typically save over \$100 in electricity costs per vending machine per year. The estimated reduction of electricity consumption for non-refrigerated snack machines is as much as 80%.

Bob Bullock Texas State History Museum

In addition to continued conservation efforts itemized in previous quarterly updates, the facilities staff is evaluating performance-based energy management contracting with the technical assistance of the State Energy Conservation Office. One preliminary energy audit has been completed and a second is in progress to determine if performance contracting would be a worthwhile undertaking.

Day to day maintenance practices continue to emphasize preventive work in order to keep equipment operating at best efficiencies. This includes cleaning the exchangers in the steam and chill water systems to obtain optimal heat transfer, as well as maintaining proper building pressure for temperature and humidity control. Maintenance staff continue to use night setback on the building as much as possible to decrease HVAC related energy costs. Monthly reports from TFC show that electrical usage for the TSHM has decreased 4.13% in FY 2007 compared to FY 2006, indicating these efforts are successful. This translates into a savings of 295,970 kilowatt hours (KWH) of electricity with continued savings expected going forward. The total dollar amount saved in FY07 over FY06 was \$26,395.00, or 5.7%. (see attached chart)

Other Efforts

As previously reported, all SPB staff have been notified to use the "hibernation" setting on computers to reduce energy usage. Both agency vehicles are well maintained in order to operate as close to the optimum gas mileage ratings as possible.

Capitol Grounds lawn sprinklers have been turned off throughout the summer virtually unused from November 2006 through August 2007 due to continued rains. Further, the grounds department has installed two EControllers which irrigate based on current evapotranspiration conditions. This should continue to reduce water use compared to conventional controllers that water on a pre-set schedule without consideration for weather conditions.

The agency will incorporate energy conservation efforts into future facilities projects and building modifications as appropriate.

