

Case study

Collier County

Collier County, Florida



Delivering Local Government Services That Exceed Expectations

Collier County is the second largest county in total land area east of the Mississippi River and one of the fastest growing areas in the U.S. in terms of full-time resident population. The mission of Collier's Department of Facilities Management is to provide these residents and visitors with local government services that exceed expectations. For nearly 20-years Johnson Controls has been helping the department achieve that mission by providing comprehensive building management controls and security systems.

According to Skip Camp, Director of Facilities Management, his department is also dedicated to creating a better and safer work environment by maintaining the county's assets and planning for future growth. Their vision is to be the most responsive, technically proficient and effective team in the facilities management field. The department is responsible for maintaining more than 660 county-owned facilities and the maintenance and repair of over 3,000,000 square feet of building space.

"We have great expectations of our providers in helping us accomplish this vision. Like any partnership, our relationship with Johnson Controls has evolved over time. But they have always stepped up to help us by providing a comprehensive building management package that now includes everything from building, HVAC and lighting controls to fire alarm and security systems. All of which are designed around our needs," says Camp.



Building Operations Center

Leveraging Technology to Meet Widespread Needs:

Building Controls

Collier County is over 2,000 square miles in size with facilities that can be as many as 60 miles apart from each other. "We needed a way to monitor and control the HVAC equipment in these facilities remotely to better utilize our manpower resources while meeting the needs of facility occupants and visitors. This is where our relationship with Johnson Controls began," states Camp.

Johnson Controls was awarded a contract to install its Metasys® building management system to monitor and control HVAC systems in 18 buildings on the main government campus and other major facilities throughout the county. "In addition to traditional HVAC controls at these facilities, the initial installation included monitoring and control of a thermal storage plant at our main government complex. But today, from the Metasys head-end at our building operations center we can monitor and control over 6,200 points including HVAC and building controls, lighting and fire alarm systems at numerous facilities," says Kelly Campbell, Building Automation Supervisor for Collier County.

"Having all of these systems in place and one point of contact allows us to better utilize limited resources," says Damon Gonzales, Facilities Manager. "Because of this technology, we survive with a smaller staff and budget than counties much larger than us."

For example, Collier County has one craftsman per 130,000 square feet of building space versus as few as 26,000 square feet per craftsman in similar organizations.

Facilities monitored and controlled by the Metasys system include jails, courthouses, administration offices, public safety, law enforcement and medical examiners facilities, domestic animal services, water treatment plants, and even county parks and sports complexes. "In addition to the Metasys installation, we've also taken advantage of performance contracting with Johnson Controls to implement energy savings measures. These include lighting upgrades and variable speed drives at select facilities," reports Camp.



Secured parking

Security Systems

Security needs throughout Collier County vary as much as the types of facilities themselves. "We range from minimal security requirements at places like our sports complexes and parks to maximum requirements at jails and courthouses," says Dennis Nolan, Chief of Government Security for Collier County. "In addition, we house the offices of U.S. senators, congressmen and representatives at our administrative facilities, making security a focal point in those buildings."



Facilities Management Physical Plant

While the county has always taken security seriously, it wished to enhance its systems due to continued growth and the post-9/11 environment. "In doing this we wanted to use a credible provider and a security system that would give us a lot of room to grow. Johnson Controls and its P2000 security management system provide us that," says Camp. "From a security standpoint, it makes life easier to work with Johnson Controls because their philosophy on security is in keeping with ours and they truly understand our wants and needs," adds Nolan.



North Collier Sports Complex

Johnson Controls installed three P2000 systems: one for the jail, one for the courthouse, and a third for the rest of the county facilities, totaling nearly 60 locations. Like the Metasys system, all security points connected to the P2000 systems can be monitored from the building operations center, allowing interaction from security personnel when needed. "This approach allows us to operate these facilities independently, yet interchangeably by giving appropriate employees such as maintenance and law enforcement personnel a shared facility code on their access cards," explains Nolan. Using the Johnson Controls P2000 Video Imaging System, security personnel issue identification badges to all county employees, which provide them access to the appropriate facilities.

Collectively, more than 470 video surveillance cameras and 350 doors throughout the county are monitored and controlled by the security system. In addition to video surveillance cameras and card access, the system controls elevators and gates in 4 parking structures. And, because the system monitors fire extinguisher and defibrillator cabinets and Code Blue® emergency assistance units in these structures and other facilities, security personnel are able to investigate the reason for access, interact with the user, and alert emergency personnel if necessary. "Johnson Controls has been instrumental in making our parking decks safer than any we know of," notes Camp.

"Johnson Controls has helped us accomplish much of what we're doing for security in the county through the use of technology instead of manpower," states Nolan. For example, every elevator in county buildings has an emergency assistance phone in it, which pings itself twice a day as a test of operations. Non-operational phones are detected by building automation personnel at the building operations center and investigated. "Through Johnson Controls initiative, these phones are now part of our standards and are installed by the elevator manufacturer for our new construction and renovation projects," says Campbell.

Away from the main government complex in other parts of the county, recreation complexes including soccer and softball fields, concessions stands, a water park and a dozen other county and skate parks are all monitored by the security system in one way or another. Security applications



North Collier Sun-N-Fun Lagoon

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Dennis Nolan, Chief of Government Security and Kelly Campbell, Building Automation Supervisor

at these locations include video surveillance cameras and motion sensitive lighting to detect after hours access. Access gates, lighting and HVAC are all badge-controlled. All activity from these remote sites is reported back to security personnel at the building operations center.



North Collier Regional Park

"Johnson Controls has always stepped up to help us by providing a comprehensive building management package that includes everything from building controls to fire alarm and security systems. All of which are designed around our needs."

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Expectations Go Beyond Technologies

"Johnson Controls has been our technology provider for a long time but we also trust them to be our consultant, determining which technologies will work best for us regardless of brand," says Camp. Following 9/11, Johnson Controls partnered with the FBI, Federal Marshall and local law enforcement on a plan to better secure a county office tower and parking structure that are in close proximity to a flight path. In addition to Johnson Controls card access systems, the plan included use of Code Blue® security solutions.

"To-date Johnson Controls has been very helpful in identifying the appropriate equipment as we address security at new buildings or parks, and in making recommendations for things like camera placement and which doors will require card access," adds Nolan. "In addition, they have co-sponsored seminars on executive protection with security experts from around the country, which helps get everyone on our staff on the same page."

More than 15-years ago, Collier County developed vertical standards for everything from carpet to building controls in response to significant construction and renovation within the county. "Johnson Controls played an important role in developing those standards and will continue to do so to ensure consistency from a Division 17 standpoint," states Camp. "And, as the responsibilities of our department continue to evolve, we expect Johnson Controls to work with us to implement new strategies and technologies."



Harmon W. Turner Administration