

# First Victoria National Bank



## CUSTOMER BENEFITS

- Systems interoperability
- Increased energy efficiency
- Decreased operating costs
- Local and remote access

## PROJECT AT A GLANCE

### Location:

Victoria, Texas, USA

### Property:

6-story main branch + several branch offices

### Project type:

Energy conservation and savings

### Equipment installed:

TAC I/NET building automation  
Security (door access)

### Original installation:

1998; TAC EnergyEdge program initiated in 2006



Just as people and cars benefit from regular checkups, this progressive bank quickly discovered how the TAC EnergyEdge program could keep its building systems in tip-top shape while trimming energy usage and costs.

## The Challenge

With a population of just over 60,000, Victoria, Texas, boasts a symphony orchestra, a fine arts community, a ballet theater and the National Zoo of Texas. It's also home to one of the oldest banks in Texas – First Victoria National Bank.

Located just 30 miles inland from the Gulf of Mexico, First Victoria was established in 1867 to address the banking needs of this pioneer community. Over the years, the bank has moved several times to larger quarters within the city limits and has also extended its reach by adding branches throughout southeast Texas.

Looking for new ways to manage energy consumption and cut its utility costs, First Victoria entertained a TAC EnergyEdge proposal. (TAC EnergyEdge is a comprehensive program designed to reduce operating costs while improving building environments and system performance.)

### COMMERCIAL PROFILE

Flexibility in the utilization of office space is of primary concern for commercial tenants. Remodeling, relocation, or space expansion within a particular facility can be optimized with minimal changes in existing installations by using TAC Building IT solutions.

This helps to decrease the time required for changes, and thereby enhances the attractiveness of a commercial property. Tenants can be assured that the facility is able to adapt and meet their growing business needs without causing them – or the owners – huge incremental costs for every change.

This is all part of Building IT solutions for commercial facilities – designed for economy, operational efficiency, and flexibility in space utilization.

In 2005, the bank entered into an Evaluation & Service Agreement with TAC. Shortly after that, First Victoria faced a change in how its electric services would be priced – changing from a flat rate to a demand structure beginning in early 2007. TAC's proposal, however, offered a way for the bank to completely offset the estimated increase of \$30,000 per year.

TAC's proposal outlined how proactive services, training, consultation and system optimization would allow First Victoria to take full advantage of its existing TAC I/NET™ building control system. Encouraged by TAC's proposal to maximize system operations, protect system investments and eliminate costly downtime, First Victoria signed on the dotted line.

The TAC team then began to implement the TAC EnergyEdge program, starting with an overall evaluation of the bank's systems and operations to establish a baseline measurement. The next steps called for TAC to identify mechanical issues, observe operating procedures, and develop a plan to integrate and make the most of existing systems.

### The Solution

After evaluating all the building systems, TAC submitted its recommendations. First Victoria approved the plan, and TAC began to implement it.

TAC's mechanical evaluation led to replacing two air cooled chillers and reprogramming three chillers to improve the startup sequences, as well as to control reset capabilities and demand limiting. The chilled water bypass valves were also reprogrammed to optimize their operation. TAC also added start/stop and time scheduling capabilities to several electric water heaters and pumps.

TAC evaluated air circulation, exhaust conditions and stairwell ventilation for potential improvements, leveraging the building's original blueprints to establish a starting point.

Noting that the air handler heating systems lacked capacity control and contributed to a peak demand condition on startup, TAC reprogrammed 50 existing air handlers. This approach enabled a gradual loading of the systems and a staggered startup cycle. In addition to adding controls to the main server room air handling equipment, TAC added start/stop and time scheduling capabilities for several small, split A/C systems to enhance overall operational efficiency.

To enhance operation of the outdoor lighting systems at six locations, TAC installed wiring and starters/relays to existing controller locations with available outputs. TAC also added building access controls at two locations and enabled Web access at all sites on the bank's wide area network (WAN).

After observing various building operation procedures, TAC pointed out additional opportunities to conserve energy and save money. For instance, additional energy savings could be achieved by powering down monitors, installing motion sensors in storerooms and restrooms, and ensuring that indoor lighting was turned off when appropriate.

### The Bottom Line

First Victoria National Bank uses the TAC I/NET system to automate equipment scheduling and to keep all occupants comfortable while facilitating maintenance and reducing energy consumption.

The remote dial-up capability allows facilities staff to make operational changes without having to be on the premises. On-site staff training ensures they have the knowledge to maximize the bank's specific system applications and features.

TAC's periodic reviews and commissioning of the system through a service agreement ensure that the equipment and control strategies initially established continue to meet First Victoria's operational objectives for the future. TAC also evaluates additional sites for energy-saving opportunities.

TAC continues to work with First Victoria on future construction, optimization and integration opportunities to provide ongoing successful results.