



ERCOT Facilities Update

Board of Directors

May 16, 2007

- **What was requested at February BoD meeting.**
- **What was approved.**
- **What we have done so far.**
- **Why we are not requesting additional funding at this time.**

- **Approved: \$2.6MM**

- Double-up and Reconfigure Cubicles
 - Add 216 Seats in existing space (**complete**)
 - Move Console Operations to Conference Room (**complete**)
 - Training Rooms Setup/acquired (**complete**)
 - Vendor Rooms Setup (**in progress - May**)
- Move Equipment & Supplies to Offsite Storage (**in progress**)
- Expand TCC2 Parking – Add 130 Spaces (**Jul/Aug**)
- Build-out TCC2 2nd Floor (**in planning – Projected Completion Aug/Sep**)
 - Add 130 Flat Desks
 - Add 6 Offices
 - Add 2 conference Rooms
 - Add Market Trials Room

- **Not Approved: \$2.3M**

- Architect to Design New Building & Make Ready
- New Building

Where we will be after executing all facility changes approved by BoD

	Seats	Conference/ Team Rooms	Training Rooms	Market Trials Room	Storage (sq ft)	Staging Area (sq ft)	Parking Spaces (TCC only)
Current (thru Nodal)							
Available	1054	18	3	1	0	0	758
*Peak Demand	1090	40	6	1	7000	400	700
Difference	-36	-22	-3	0	-7000	-400	58

*Includes FTEs and Contractors

*Takes into consideration control room and console ops shift workers

*7% flex space to accommodate moves, adds, changes and satellite space

Given the \$2.6M out of \$4.9M funding approved at the February BoD meeting we have made adjustments to get by through Nodal implementation

- Seating:
 - Continuing to look at ways to compact current facilities
 - Reduced flex space for moves, adds, changes and satellite space
 - Managers in cubicles
- Conference Rooms:
 - Cannibalizing break areas
 - Utilizing WebEx
- Training: Utilize local off-site facilities for training space as needed
- Storage: Utilizing Off-site storage
- Staging: Continue with compressed staging areas

Examples of Current Configurations

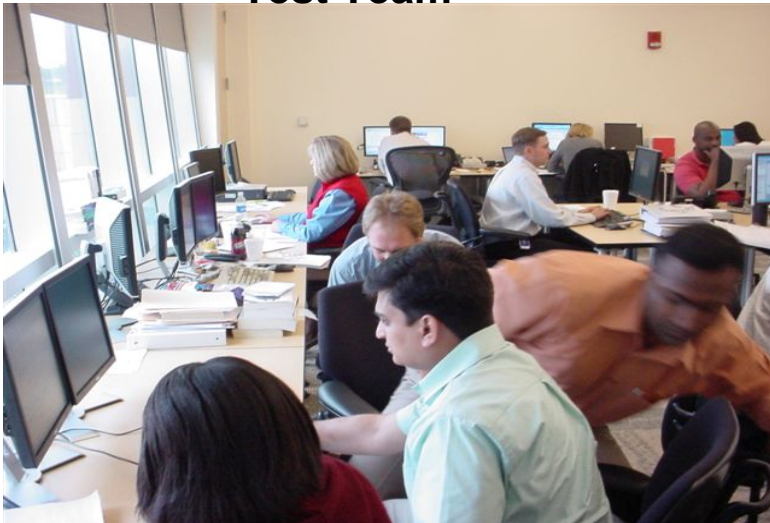
Nodal War Room



Desk Side Support Staging Area



Test Team



Doubled-up Cubicle



Where we will be after Nodal project after putting facilities back to original design (see next slide)

	Seats	Conference Rooms	Training Rooms	Market Trials Room	Storage (sq ft)	Staging Area (sq ft)	Parking Spaces (TCC Only)
Post-Nodal							
Available	686	23	3	0	0	0	758
* Post-Nodal Proj. Demand	754	23	3	0	7000	400	700
Difference	-68	0	0	0	-7000	-400	58

*Includes FTEs and Contractors

*Takes into consideration control room and console ops shift workers

*7% flex space to accommodate moves, adds, changes and satellite space

- Reconfigure Cubes to Original Design
- Reclaim Training Rooms
- Reclaim Conference Rooms
- Reconfigure TCC2 1st Floor War Room to Original Design – Team and Training Rooms (purchase A/V Equipment)
- Reconfigure TCC2 1st Floor Peace Room to Cubicles (purchase cubicle furniture and configure 35 cubicles 3 offices)
- Reconfigure TCC2 2nd Floor War Room to Original Design– Security (Cubicles and Offices)
- Reconfigure TCC2 2nd Floor Market Trials Rooms to Original Design -HR, IT (Cubicle and Offices)
- Relocate Console Operations to Permanent Space
- Reclaim space/make room for Desk Side Support

**NOTES: Not requesting funding at this time – 2009 timeframe.
Subject to change depending on needs.**

- **Recently determined the MET Data Center is expected to be insufficient within the next 24-36 months.**
- **Security Issues**
- **Lease expires in 2011**
- **Mid-summer decision required if MET data/operations center move is deemed necessary.**

- **We are adjusting to get by**
- **Timing**
 - Past window to implement further improvements
- **Situation is not ideal, but we can get by**
- **We need to consider long-term MET Center Needs**