

BSM Helps School Districts Operate More Efficiently and Save Money

By Rosemary Lieberman

Building Systems Management offers a range of services that have helped school districts throughout California manage their facilities economically.

The leader in school energy conservation

Formed in 1983, Building Systems Management was providing mechanical engineering design and had worked with the California Energy Commission programs before beginning work with the unconventional energy program at the OPSC. Since 1986, we have produced nearly 85 percent of all program analyses in the state. BSM has prepared more than 1,469 projects for total funding to schools of \$230,577,084.

With the passage of SB 50, unconventional energy funding has been discontinued, but an estimated allowance for energy upgrades is now included in base case funds.

We will continue to provide energy analyses to school districts that want to incorporate energy upgrades in redesign, expansion, and new projects, which enable school districts to reduce their long-term operating expenses while providing a better educational environment.

We monitor the School Facilities Program for funding, eligibility and requirement changes, such as the new allowance for energy upgrades. By keeping up-to-date with program modifications, BSM can alert the districts to facility improvement funding changes affecting their building programs.

Specialized mechanical design services

Through our extensive experience analyzing educational facilities, we understand the specific HVAC mechanical design requirements, including noise and space constraints, for schools of varying sizes. We work closely with district architects to design the optimal energy-efficient and cost-effective systems for a particular project, whether new or remodel.

1A/3A diagrams designed and improved

For nearly 10 years Building Systems Management has prepared the AutoCAD 1A/3A diagrams required for the School Facilities Program (formerly the Lease-Purchase Program). With the increased emphasis on a school district's ability to provide a "snapshot" of enrollment and capacity, we see increased need for accurate 3A diagrams.

We have developed a custom computerized maintenance and inventory program using Archibus software and your 3A diagrams. Imagine calling up a detailed diagram of a classroom in seconds without searching through bulky blueprints.

This program is a practical, inexpensive solution to the many challenges faced by facility and maintenance staff. Call us for a demonstration of this simple yet comprehensive software.



The BSM team

Back row, L-R: Dan Lindsey, Owen Alvarez, William Kriz, Matt Titensor, Vladimir Kalinyuk, Helen Moore, Rosemary Lieberman, Jennifer Myers, Kris Astone, Erina Pribyshchuk
Front row, L-R: Mark Ross, Roberta Shirer, Holly Van Ronk, Arnie Sotelo, Melody Fraser, Joe Cortese

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Energy savings review

Energy Analysis Can Help Your District Cut Operating Costs

Under the School Facilities Program, a school district may negotiate with the local building developers on the cost of their building program. We strongly urge all school districts to continue implementing energy-efficient systems at the same levels pursued under the unconventional energy program.

The initial incremental cost provided under the energy allowance is covered in your

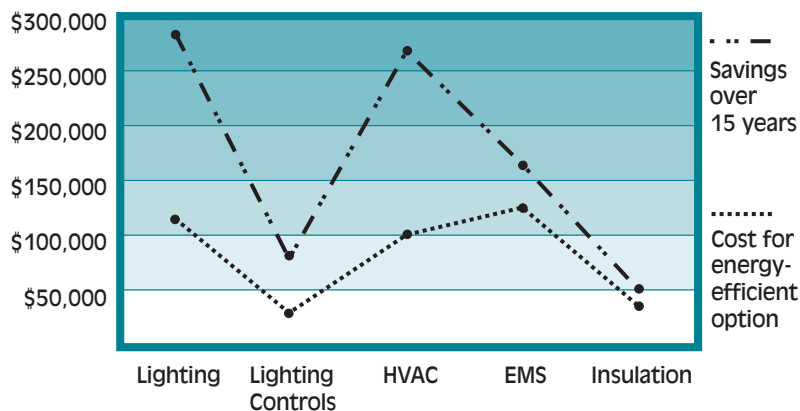
base grant. Utility or operation savings range from \$20,000 to \$80,000 annually. Developers may dislike the increased incremental cost of energy-efficient systems, **but they don't pay the annual utility bills!** Please see the graph for an example of your potential long-term savings.

As the leader in energy consulting among school districts, Building Systems Management has prepared 1,500 energy analyses for the unconventional energy program.

We are familiar with state-of-the-art technology and various lighting and HVAC systems. We know what works in controls for school districts. We know the pros and cons of various systems, and we can provide your school district with expertise that will reduce your operating costs.

Please let us assist you in any life-cycle cost discussions with developers. We have one of the most extensive databases in the state for life-cycle costing on building systems. Don't lose substantial operational savings from lack of expertise!

How much money will your school save with an energy-efficient system?



Meet *our staff* Roberta Shirer

Production controller Roberta Shirer, BSM's first employee, has been with the company since 1985, when she started on a temporary basis.

In her current position Roberta turns her fine eye for detail to the numerous requirements for each project, coordinating the details and deadlines with clients.

While Roberta enjoys working at BSM, she took a one-year hiatus. Intrigued by the investment business, Roberta began trading in

foreign currencies. Within four weeks she had recovered her initial investment.

"I just wanted to know if I could do it," Roberta said. Satisfied she could and missing the office camaraderie, Roberta returned to BSM in May.





Archibus news

The Answer for Facility Management, Maintenance and Inventory

Using a networked computer, personnel can access the status of all work orders at any time.

By William C. Kriz

Now there is a simplified method that allows you to handle, coordinate and streamline your data-based functions such as:

- ◆ Scheduling your maintenance work orders
- ◆ Getting a "snapshot" for your new School Facilities Program using your old 1As
- ◆ Tracking the conditions of your classrooms and sites—both hardscape and softscape
- ◆ Bar coding your rooms, equipment, furniture and computers
- ◆ Gathering HAZMAT, fire and life safety plans into usable data accessible from a single database

Using the Archibus software program, you can eliminate multiple spreadsheets and databases. All the information you need can be integrated into one database that not only combines educational and facility data in one easily located source but is also available through your school district's network.

Computer-Aided Facility Management solutions

Designing the database input to the Archibus facilities management program can be a time-consuming, expensive and difficult undertaking for school districts.

BSM's CAFM team has designed a base system, ready for tailoring to a particular school district, that uses the state's designation and complies with SB 50 and other regu-

lations. Your database will comply with current and future changes in the education and facility programs.

CAFM can dramatically expedite maintenance operations. Each district site can now enter a work request into the computer and transmit the information by Internet to the maintenance office, where the request will be assigned a work order number. Pop-ups provide a number of possible solutions for the reported problem, which are printed on the work order with check-off boxes and an automatically assigned bar code.

The maintenance person goes to the job with the work order printout, works on the system, and completes the project by checking off the work done and noting the time required. Any other work to be done can easily be written on the work order as well. The maintenance office then uses a bar code reader that highlights the work done and completes the work order.

The data is automatically transferred to the database for up-to-date equipment, room, site and budget costs. Using a networked computer, site personnel can access the status of all work orders at any time.

Easy to use? Absolutely. Reasonable cost? Absolutely. Our talented associates, such as Kevin Rosen of CAFM Solutions, and our long-time school experience allow us to provide you with a solution quickly and inexpensively.

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**Giving Schools the Tools
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- Superintendent
- Assistant Superintendent
- Business Manager
- Facility Planner
- Operations and Maintenance



School Facilities Program update

Base Case Eligibility Analysis a Major Factor in Facility Funding

California schools have been funded \$9.2 billion for K-12 and college facilities, and \$6.7 billion will be available for “growth, modernization, and hardship.”

“Hardship” has been redefined. Whereas hardship previously was reserved for structural hardship cases, it now includes financial hardship in meeting the district’s participation in the program, either at the 50-percent level for growth/modernization or the 20-percent participation for modernization.

The most significant part of the new program is the base case-eligibility analysis, which includes the district’s enrollment at 100 percent. For new projects, enrollment is projected on a five-year basis. For modernization the district uses current enrollment.

Building capacity is determined by including all DSA-approved buildings and then excluding certain spaces and buildings. This base case will be adjusted in the future for enrollment and state-funded projects. Locally funded projects won’t be reflected in the base case.

School eligibility for funding is determined on enrollment per site, not square feet. Growth is funded on a 50/50 basis only. Modernization is funded on a 50/50 basis or an 80/20 basis only. If a district doesn’t have the required participation funding, a hardship may be determined under certain circumstances.

Call us to assist you with this analysis or answer your questions concerning the School Facilities Program.

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