

Case study

Buffalo Public Schools

Buffalo, NY



Background

The Buffalo School District's mission is to put children and families first to ensure high academic achievement for all. An "Outstanding Achievement Award in Public/Private Partnerships" from the United States Conference of Mayors was awarded to the city for embarking on a \$1 billion, 80-school modernization project. The project involves renovation and reconstruction of the city's aging schools.

As part of the program packaging and development services team selected by the Joint Schools Construction Board to head this initiative, Johnson Controls, Inc. is helping carry out the plan. The plan is supported by the New York State Education Department with a 93.7 percent building aid reimbursement that leverages \$800 million in new private capital investment.

The district is implementing three phases of a 20-year, multi-million dollar, district-wide performance contract with Johnson Controls to address improvements in lighting, controls, building envelope, HVAC equipment, facility management systems, steam traps, insulation and pool covers. In another initiative, a Division 17 solution includes an integrated facility management system, fire, security, closed-circuit television, card readers, training and commissioning on all systems for 32 select schools.

Johnson Controls conducted a needs analysis with district personnel to develop key success factors for the project. Johnson Controls is also implementing the Leadership in Energy and Environmental Design for Existing Buildings (LEED®-EB). Buffalo Public Schools was the first K-12 district in the program.

Benefits

- Local share-funding strategy will allow \$800 million worth of work involved with renovation of numerous schools, Performance Contracting program and e-rate
- Performance Contract will produce positive cash flow over 20 years on each phase
- Standard approaches to facilities management, simplified training for building operators, consulting on energy-consuming systems and behavior modification
- Preliminary calculations have established an opportunity for LEED Silver designation

JOHNSON CONTROLS TECHNOLOGIES AND SERVICES

Metasys® building management system	Closed-circuit television (CCTV)
Access control	Fire detection and signaling
Training	Commissioning
Performance contracting services	Energy and Operational Savings Guarantee Management