

Project Profile:

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.



Grover Cleveland High School, Buffalo Public 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 \$671 million in new private capital investment.

The district is implementing a 20-year, \$9.9 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. The contract's phase 2 proposal includes a \$10 million gas and diesel co-generation project for two schools to bring these facilities off-grid and provide 100% back-up. In another initiative, a Division 17 solution includes an integrated facility management

system, fire, security, closed-circuit television, card readers, clocks, bells, PA system, auditorium sound system, assistive listening system, and training and commissioning on all systems for nine 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), a pilot program. Buffalo Public Schools will be the first K-12 district in the program.

Benefits

- Local share-funding strategy will allow \$189 million worth of work involved with renovation of nine schools, performance contracting program and e-rate
- Performance contract will produce \$10.3 million in positive cash flow over 20 years
- 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