Reopening Our Schools
Preparing School Buildings to Reopen

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Welcome

Reopening Our Schools

- View from The District
- Reopening Building Systems Considerations
- Funding Resources

Q&A Session

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Reopening Building Systems Considerations
Helping Keep Students and Staff Safe, Secure and Healthy

Facilities

Essential actions necessary to ensure district and school assets are, and remain, safe for students and staff to inhabit.

1. Do First  2. Do Before School Opens  3. When Schools Are Open And Operating

Do Before School Opens

- Establish procedures for the first day of school based on alert level: Guidance for return to school procedures must be based on recommendations by the CDC and local health officials. These recommendations will be based on community risk.
  - Limit access to a small number of fixed entrances to ensure that persons entering are required to be present.
  - Where possible, parents of young children should remain in vehicles or outside of the building where their students will be brought to them.
  - If parents must enter the building, require hand washing.
  - Any person with cough or respiratory symptoms should wear a mask and maintain current social distancing guidelines.

SCHOOLS

FOR HEALTH

How School Buildings Influence Student Health, Thinking and Performance

HARVARD TH. CHAN
SCHOOL OF PUBLIC HEALTH

https://9foundations.forhealth.org/
Reopen Your School

Ensure the environment is safe and able to maintain healthy class schedule

- Review new occupancy levels, schedules and update:
  - Fire/life safety systems/services based on new fire risk profiles
  - Security systems/services based on new security risk/loss profiles
  - Sequences/schedules in security, building automation and lighting control systems
- Confirm HVAC system performance to provide proper airflow, temperature and humidity
- Clean, test and treat cooling towers and other water sources
- Ensure preventive maintenance inspections are up-to-date on all building systems
- Ensure fire/life safety inspections are up-to-date per NFPA and other regulatory bodies, and equipment is performing properly
- Perform systemic start-up procedures for mechanical equipment such as chillers
- Flush out air and water systems and replace filters

Bonus Considerations

Synchronize systems and schedules
- Update opening hours and personnel
- Look at policies and call chains to reflect changes in staffing and roles in the new environment

Understand the new space
- Adjust for new entrances, traffic patterns and space usage
- Find ways to run/secure the building with fewer staff using remote services
Keep Students Safe, Secure and Well

• Initiate ventilation, filtration, humidification and air cleaning strategies to mitigate the risk of airborne infectious contaminants to building occupants

• Add zoning to allow treatment of individual classrooms and small offices to avoid re-circulating air and airborne pathogens being transmitted

• Create touchless environments:
  • Cover and lock thermostats
  • Replace light switches with occupancy sensors
  • Install hands-free fixtures in bathrooms and kitchens

• Reinforce new policies for entering the building with:
  • Additional visitor management processes/technologies
  • Elevated skin temperature screening
  • Add disinfectant lighting systems

Consider the different ways you’ll be working, changes to occupancy, how students interact with each other, visitors and the building.
Invest in Cost Effective Operations

- Add remote monitoring of HVAC & security systems to diagnose and resolve many systems issues quickly over the phone, minimizing staff requirements

- Enable preventative and predictive maintenance programs to ensure equipment uptime and reliability

- Employ self-testing of fire alarm equipment using addressable notification to ensure compliance

- Explore energy cost control measures through optimized equipment and lighting strategies


- Test & balance air and water systems

- Perform a Building Indoor Air Quality (IAQ) audit
Resilient, Flexible Operations

• Add additional modes of operation to the BAS, lighting control and security systems for pandemics, energy efficiency, air quality, minimal occupancy, demand response or other specialized conditions

• Add additional capability to monitor, operate and service the building and building systems remotely

• Create the ability to communicate consistently and quickly across the entire district with both emergency as well as routine updates

No one knows what the future holds, but we can prepare buildings for future states, including pandemics and other emergencies to support flexible, resilient spaces.
Cheryl Aquadro, K12 Vertical Market Director, Johnson Controls

Funding Resources
Guidance on Funding and Financing Options

Districts have broad discretion over how CARES Act funds can be used under the following guideposts:

• Improve coordinated responses to prevent, prepare for, and respond to coronavirus

• Develop & implement procedures and systems to improve the preparedness and response efforts of local educational agencies

In addition, there are financing options to help you preserve valuable cash while improving the safety of your facilities
Mechanisms to consider during lean times

Tax-Exempt Lease Purchase

The least expensive form of financing offered to K12 School Districts
- Spread out the cost of the project over its useful life
- Utilize Opex vs. Capex funding
- Defer the first payment up to 12 months to allow time for Districts to access other sources (grants, stimulus money)

Performance Contract

A finance model that guarantees energy savings through energy- and operationally-efficient retrofits
- No new money needed to make payments
- Take advantage of scale by bundling measures that reduce Opex spend
- Financed up to 25 years depending on statute

Design, Build, Finance, Operate, Maintain (DBFOM)

An alternative delivery method for new facilities and large renovations that transfer the risk of design, construction, finance and operations to the private sector
- Guaranteed service levels and fixed cost of occupancy
- Improves cost-effectiveness via private sector innovation, experience, flexibility and access to resources

Infrastructure as a Service

Improvements paid for over time as benefits are received. Funding partner holds the assets
- No upfront capital investment
- Equipment can be purchased at end of contract for FMV or renew contract
- Payments can vary based upon the benefits received and agreed-upon terms
- Typically satisfies competitive requirements for public money such as CARES Act funding
- Eliminates Pricing and T&C concerns
- Reduces costs and accelerates timelines due to lower procurement hurdles within organizations
- Enables value and quality selections
- Avoids potential for low bid, low quality contracts
- Select the trusted vendor you’d prefer to perform the work
- Confidence in the quality and delivery of supplier products and services
Johnson Controls Offer to AASA Members: Free Security Review

security.solutions.jci.com/k12-risk-assessment
Q&A

The power behind your mission