



A Lesson in Success for Sarasota County Schools

School District Achieves Cost & Time Savings Using CAFM Solutions from ADSI

Each school day, more than 40,000 students in grades K–12 attend Sarasota County public schools. Their job is to learn, and they’re doing it well with the help of dedicated teachers and school staff. In fact, Sarasota County students regularly achieve some of the top test scores in the state. The school district’s education-first approach makes keeping its facilities running smoothly around-the-clock an essential task.

“We’re in the business of educating children,” says Sarasota County ARCHIBUS database facilitator Melanie Gombos. “It’s all about providing a safe, clean place for children to attend school. If there is a problem occurring in the school it needs to get fixed fast – we can’t afford long interruptions to the school day.”

Silos of Information

As important as the school district’s facility management function is, by 2005 it had become a burdensome process. The maintenance program was entirely reactive – when something broke, a maintenance crew was sent to fix it. Plus, paper work orders and the resulting hours of ‘windshield’ time logged by maintenance crews created an inefficient system. “The processes were extremely fragmented,” says Gombos.

Fragmented data pools were also creating headaches. Data for many interrelated facility management functions were stored as separate silos of information, making data sharing between space management, capital planning, maintenance and procurement impossible. To solve these problems, Sarasota Schools enlisted Applied Data Systems, Inc. (ADSI) to create a streamlined computer-aided facility management (CAFM) system.

Streamlining the System

With the help of ADSI, facility management at Sarasota Schools has undergone dramatic improvements. The school district has added nine facility management modules, and three more are currently in development. While each module has made a major impact in its own right, linking all the facility management tools together and uniting previously segmented data has been even more significant.

“Having ADSI as a partner was critical for success. We knew what was possible, but we trusted them to make it happen. We got exactly what we were looking for, and we couldn’t have done it without them.”

Melanie Gombos, ARCHIBUS Database Facilitator, Sarasota County Schools

Organization

Sarasota County Schools

Location

Sarasota, Florida

Industry

Education

Organization Information

- District-wide enrollment of more than 41,000 students.
- Employs more than 4,000 teachers and support staff.
- Maintains more than 8 million square feet of space and 1,400 acres of grounds.

Facility Management Applications

ADSI Multi Warehouse
ADSI Works
ADSI PM Generation
ADSI Key Management
ADSI Administrator Tools
ARCHIBUS Space Management
ARCHIBUS Building Operations & Maintenance Management
ARCHIBUS Condition Assessment
ARCHIBUS Capital Budgeting
ARCHIBUS Room Reservations
ARCHIBUS Emergency Preparedness
Grainger Parts & Warehouse Integration

“Now it’s really a one-stop shop with all the information we need available through a single user-friendly web portal,” says Gombas.

To create this ‘one-stop shop,’ ADSI implemented tools such as the ARCHIBUS Condition Assessment module. Previously, an outside consultant had conducted a complete facility condition assessment for Sarasota Schools. However, all this vital condition assessment data was stored in a separate system, creating a number of challenges.

“Having the consultant assessment data in another system made it very difficult to get an accurate condition index number for a building, especially because recent changes our staff made to the condition assessment weren’t reflected,” says Gombos. “Now with the condition assessment tool all the data is under one roof, so the information is always connected and current. Plus, we can look at related factors at the same time, including how much we’re spending to maintain each building.”

Adding an e-procurement system has also yielded time and cost savings. In the past, ordering a repair part was time-intensive – the maintenance worker would download a form, fill it out, send it to procurement, wait for pricing and then wait again for approval. From start to finish, this process would often take a week or more. Now, their work management system is integrated with an e-procurement system, which is linked directly to the warehouse and catalog of their parts supplier, Grainger.

“Now a part can be had immediately when it used to take a week,” says Gombos. “There are no more lost requests for parts or orders. If something is stocked in the Grainger catalog we can order it right away. If the item is not stocked, requests for sourcing can be entered in the system and then workflow rules route the request to Grainger to provide a quote. The manager can then approve it immediately.” According to Gombos, other CAFM additions have been equally

successful. Preventive maintenance reduces the number of on-demand work orders. Capital budgeting tools allow the school district to create a five-year facilities plan and anticipate when major expenses will occur. With an easily accessible web portal, maintenance supervisors can proactively manage work orders and troubleshoot backlogs. Plus, school administrators depend on robust CAFM reporting to support financial decision making.



A Lesson in Success

For Sarasota Schools, partnering with ADSI has been an equation for savings. Maintenance workers can do their jobs more efficiently – they spend less time reacting to problems and more time on preventive maintenance, log far fewer hours of drive time and enjoy a rapid new parts-ordering process. Administrative workers are freed from re-keying data from separate silos of information, allowing them to focus on more meaningful tasks. Plus, school administrators are creating long-term savings by leveraging interconnected, high-level information to make strategic planning and budgeting decisions.

Project leaders say these achievements would not have been possible without the help of Applied Data Systems. “Having ADSI as a partner was critical for success,” says Gombos. “We knew what was possible, but we trusted them to make it happen – and make it happen quickly. We got exactly what we were looking for, and we couldn’t have done it without them.”

Plans for additional CAFM functionality including emergency management, room reservations and key management are already underway. Not only will these systems build upon the savings already being generated, they’ll also help keep children safe at school – one of the many important benefits Sarasota Schools are now achieving with the help of Applied Data Systems.

Business Benefits Realized

- Achieves connectivity between individual silos of facilities management information.
- Increases maintenance efficiency by reducing drive time, simplifying work order creation and streamlining parts ordering.
- Creates a one-stop solution for current facility condition assessment information.
- Cuts the wait time between maintenance parts ordering and delivery by four days or more.
- Calculates current and projected expenses, allowing for accurate capital planning.
- Reduces administrative time spent on data entry and re-entry.
- Provides accessible, powerful reporting for strategic decision making.

