

FACILITIES MANAGEMENT AND LEED CERTIFICATION SERVICES

Why Implement a Facilities Management System?

ENVIRONMENTAL SUSTAINABILITY

U.S. Buildings Account for:

30% OF TOTAL ENERGY USE IN THE COUNTRY

12% OF TOTAL WATER CONSUMPTION

68% OF ELECTRICAL CONSUMPTION

38% OF CO₂ EMISSIONS

60% OF NON-INDUSTRIAL WASTE

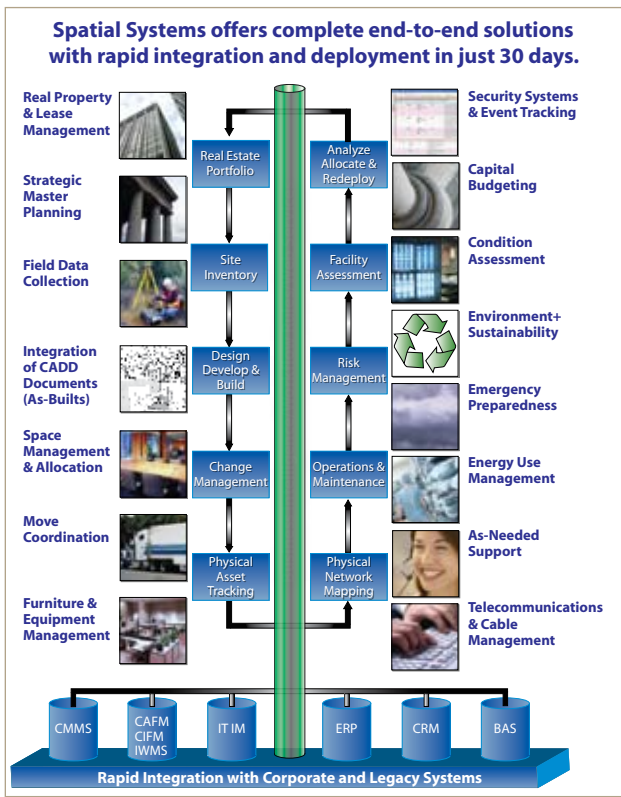
GOOD MANAGEMENT PRACTICE

- Inventory and Asset Control
- Lease and Property Administration
- Facilitate Access to Information
- Meet Regulatory Requirements
- Reduce Operating Costs



SPATIAL SYSTEMS ASSOCIATES, INC.

GIS & FACILITIES MANAGEMENT
IMPLEMENTATION & SUPPORT SERVICES



REGULATORY COMPLIANCE

EO 13123 — *Greening the Government through Efficient Energy Management*

EO 13327 — *Federal Real Property Asset Management*

EO 13423 — *Strengthening Federal Environmental, Energy & Transportation Management*

EPAAct 2005 — *Energy Policy Act of 2005*

EISA 2007 — *Energy Independence and Security Act of 2007*

GSA is now requiring a minimum of LEED Silver certification for all new construction and properties that it manages and leases.

EISA 2007 requires that Federal agencies re- or retro-commission buildings every four years.



“60% of the buildings that will exist 30 years from now have already been built.”

— GSA

MONITOR

- Real Property Assets
- Space Allocation/Utilization
- Furniture and Equipment Inventory/Valuation
- Operational Characteristics — LEED Commissioning
 - Energy Use
 - Transportation
 - Lighting
 - Security
 - Noise

REPORT/CERTIFY

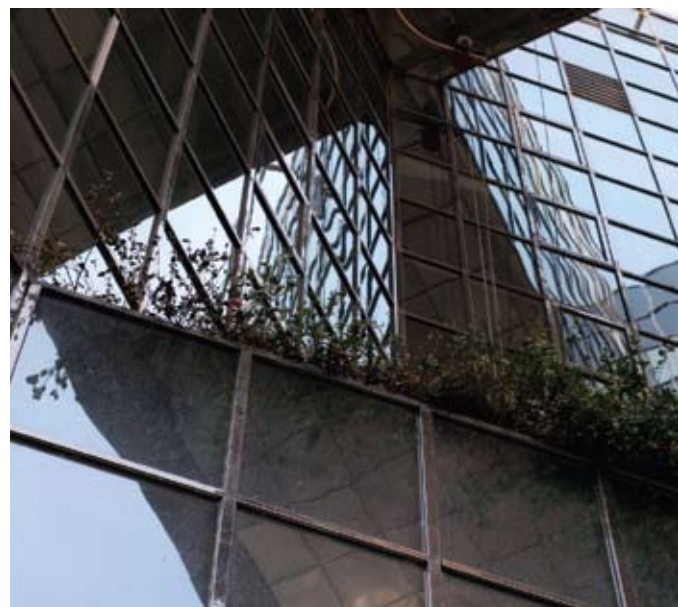
- Compliance with Regulatory Requirements
- Operational Statistics
- LEED Certification & Maintenance of Certification
- Demonstration of Good Environmental Stewardship

ANALYZE/DESIGN

- React to Results of Collected Data
- Analyze Operational Realities versus Design/Regulatory Goals
- Design Mitigation Strategies Based on Collected Operational Data

IMPLEMENT/COMMISSION

- Work Order Management
- Material Control
- Documentation/As-Builts (BIM)
- Payment Management
- Ensure Operational Characteristics Meet Design Intent



Does LEED Cost More?

"GSA has found that LEED ratings could be achieved within a standard GSA budget. Potential costs for either LEED certified or LEED Silver were below the 5% estimate variance normally associated with cost estimate."

— Sustainability Matters, GSA

"It is nearly impossible to detect any statistically significant difference between the cost of conventional and green buildings."

— The Cost of Green Revisited – 2007

Does Implementation of LEED Result in Reduced Operational Costs?

"Compared to national averages, LEED certified buildings were shown to use 26% less energy (65 K BTU per square foot per year versus 88 K BTU per square foot per year); 13% lower maintenance costs (\$2.88 per square foot per year versus \$3.30 per square foot per year); have 27% higher occupant satisfaction; and have 33% fewer CO₂ emissions."

— GSA

HOW SPATIAL SYSTEMS ASSOCIATES GIS, FM AND LEED PROFESSIONALS CAN HELP YOU

Spatial Systems Associates has been supporting development and implementation of spatial systems for thirteen years. We offer complete deployment and ongoing support services including:

- HW/SW integration for GIS and FM IT solutions utilizing industry-standard COTS technologies
- Legacy database and application integration
- Development of custom interfaces to facilitate user interaction
- Custom programming
- Field investigation and data collection
- Conversion of available as-built drawings, specifications, and O&M manuals as necessary to either raster or vector formats
- Consulting and documentation of LEED conformance requirements as well as preparation and submittal of documentation
- Commissioning, re-commissioning, and retro-commissioning services and documentation

Who We Are

Spatial Systems Associates Inc. (SSA) is a full service Geographic Information Systems (GIS) and Facilities Management (FM) implementation and support provider based in Columbia, Maryland along the I-95 corridor between Washington, D.C. and Baltimore, Maryland. The principals of SSA have been implementing these technologies since 1987; our staff has expertise in all of the required related disciplines. Clients have included federal, state, county, municipal, and private sector organizations throughout the mid-Atlantic region.

SSA is an authorized ESRI developer and reseller. ESRI is the world's leading GIS software provider, their products are the de facto industry standard. Building on the ESRI platform, we provide services and support to our clients in the following areas:

- LEED Analysis and Consulting
- LEED Certification Assistance
- Building Commissioning Services
- GIS and FM Consulting
- Website Development and Deployment
- Application Development
- Data Services
- Analysis and Cartographic Production
- Training

For More Information

PLEASE CONTACT

Spatial Systems Associates, Inc.
6345 Woodside Court
Suite 201
Columbia, MD 21046

EMAIL:
facilities@spatialsys.com

T: 410-423-1870

F: 410-423-1871