



ABM *for* HIGHER EDUCATION

Solutions to create thriving  
environments on today's campuses

# Creating Healthier Environments for Student Achievement

America's universities are fighting through a historic event with impact on students and society at large. The impact of 2021 still cannot be measured on students, but college leaders understand that getting back on track in student achievement adds to the pressure of budgets and ensuring you are providing a healthier learning environment for students, faculty, alumni and visitors.

## New Ideas for Today's Schools

ABM designs solutions that enable universities to thrive, doing more by doing things differently. Our goal is to help you direct more resources to students by finding new solutions to manage facilities, generate non-instructional cost savings and capitalize on federal funds to create healthier environments across your campus.



### Extracting Cost, Adding Value for Students:

After personnel, the next highest costs for universities are facilities, including hundreds of billions in deferred maintenance. ABM assists with a process to holistically analyze the cost of operations as a means of forecasting future expenses for charting a new path forward. With a full picture of non-instructional spending, a plan can be built to keep administrators focused on learning while ABM's program provides a clean safe learning environment. All this is accomplished without additional burden to your budget.

ABM in Higher Education	
200M	100+
Square ft of campuses serviced	Years of campus facility management experience
20K+	26.5%
Education team members	Average energy savings of ABM Performance Contracting clients



# Solutions for Now

In working with universities of all sizes across the country, ABM solutions are shaped around the needs of your campus, communities and priorities. We work to optimize your overall approach to facility management, from custodial cleaning and disinfection to improving indoor air quality, creating energy savings and enhancing staffing.

## Help Managing Budget Realities

The pandemic compounded financial burdens universities were facing from shrinking budgets, high utility costs, aging buildings and ongoing deferred maintenance needs. Cutting staff or educational programs has become the only option. ABM offers ways to lower operating expenses and provide guidance on taking advantage of federal funds earmarked for higher education infrastructure.

## Guidance for Stimulus Funding

The nearly \$2 trillion federal American Rescue Plan would give \$12 billion to update infrastructure at colleges and universities. ABM has the expertise to help universities accelerate the procurement and implementation of solutions funded through federal funds, providing guidance on understanding how funds can be spent. ABM is working with university leaders to ensure that all funds are spent before any deadlines as well as maximizing the impact of those funds in the long term.

## Ongoing Savings from Stimulus Funds

Virtually all universities have short-term priorities for their stimulus funds. ABM helps address those needs strategically with infrastructure solutions that help save money for decades through more efficient systems and energy management. ABM's integrated solutions enable your stimulus funds to generate ongoing savings in HVAC, lighting and other systems with high recurring energy costs.



## "Safety Seen" for Campus Communities

ABM's overall approach to helping communities feel safe to enter the buildings we serve is known as "Safety Seen." It provides the visual reassurance of safety for students, faculty and guests that your campus is working with an industry leader to create safer and healthier environments.

## Generating Funds with Bundled Energy Solutions

By installing energy-efficient HVAC, lighting and other systems, ABM helps districts generate corresponding improvements in energy consumption and maintenance requirements. This enables ABM to guarantee budget savings with savings used over time to pay for improvements. Because savings come from the district's existing operating budget, there is no need for new taxes. Districts around the country have saved millions with this program.

# Customizing Solutions to Your Campus and Community

As costs continue to grow and education funding continues to shrink, administrators need ways to stretch their budget further. For almost a century, ABM has helped universities control costs, protect learning environments, and put money back into needed school maintenance improvements and educational priorities.

## Cost Control

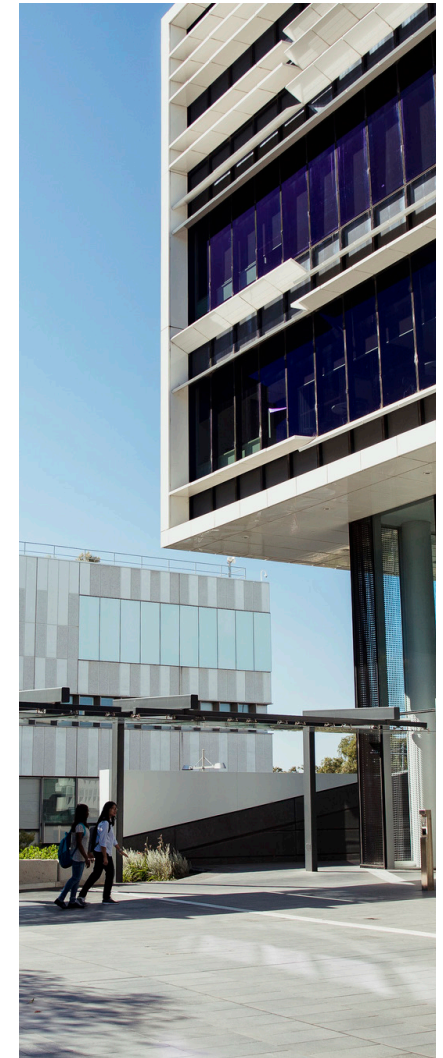
ABM helps universities develop strategies that save money to funnel back to its priorities. Our education teams are committed to taking care of the resources that support learning and campus facilities management. We help reduce operating expenses without sacrificing quality by providing cost-effective solutions specific to your needs.

## Reduced Energy Consumption, Increased Savings

Saving on energy costs can also fund needed improvements to your campus. We're committed to helping you find ways to reduce the impact on the environment and achieve more sustainability for your community. Ask ABM about energy projects, green cleaning and custodial, lighting upgrades, recycling and more. If there's a way to help fund upgrades and choose sustainability, we'll find it. Our campus services and facility maintenance have helped our education clients reduce their energy use by an average of 26.5%.

## Local Teams Supported with National Expertise

The foundation of ABM solutions are highly trained local personnel that provide a skilled and engaged workforce to save university resources. ABM performs most services and works with administrators to keep and train their key staff and hire local talent from the community for services. ABM teams receive specialized educational training and work for a company recognized for its corporate culture, training and career development programs.



# Rethinking University Facility Management

ABM education solutions are customized to each campus, drawing from solutions in facility management, along with specialized services in custodial and disinfection; HVAC and indoor air quality; energy management, power, electrical and lighting; and athletic fields and landscaping.

## FACILITY MANAGEMENT

## CUSTODIAL

## ENERGY EFFICIENCY

## AIR QUALITY

## LANDSCAPING

- EnhancedClean™
- GreenCare®
- Power/Electrical
- Lighting
- EV
- EnhancedFacility™
- HVAC
- Athletic Fields
- Grounds

## The Value of Integrated Solutions

As university leaders analyze facility management with a business mindset, opportunities are created to generate savings and cost efficiency by looking at facility management as an **ecosystem** rather than as a set of specific services, teams and budget line items. In our experience, this is where leaders are able to make the greatest impact to redirect funds to student-focused priorities.

## Thinking Outside the Educational Box

ABM works with some of the most sophisticated property management companies, busiest airports, largest stadiums and most culture-centric corporations in the world. We apply strategies, best practices and cost-saving practices from these leaders into the campus setting—developing solutions that balance the health and safety needs of large populations of people with budget realities.

# Creating Healthier and Greener Spaces

The COVID-19 pandemic has fundamentally changed how people feel about personal safety in the spaces where large groups gather. ABM cleaning and disinfection programs are designed to help you maintain the highest standards to clean and disinfect high-touch surfaces in common areas, dorms, dining halls, recreation centers, lecture halls, offices and athletic facilities. Students, faculty, staff and visitors must feel safe in your spaces.

**Custodial Services for Today's Needs:** The cleanliness of your campus and its buildings has never been critical for the health of your community. Before the pandemic, many schools were being forced to cut custodial programs or sacrifice quality to lower costs. A rigorous approach to cleaning and disinfection is now expected by everyone. ABM district leaders can achieve high standards while controlling spending.

**Advanced Cleaning and Disinfection for Healthier Spaces:** The ABM EnhancedClean™ program helps provide students, staff and visitors safer, healthier learning environments and help control the spread of viruses and pathogens. Our certified disinfection program was developed alongside independent experts in infectious disease and industrial hygiene. The ABM EnhancedClean training program for Facilitators is accredited by the ANSI National Accreditation Board (ANSI/ASTM E2659-18) and proven to adhere to rigorous third-party standards.

**Green Solutions for Sustainability:** ABM GreenCare® includes processes to help you provide a healthy learning environment and protect resources for your staff, students and community. From energy efficiency to indoor air quality, green cleaning and recycling, GreenCare® helps districts create healthier environments and meet sustainability goals. Green cleaning is integral to all our custodial services with processes and products including Green Seal® certified and bio-based cleaning alternatives.

**Landscaping for Top Athletic Fields and Grounds:** From cleaning athletic fields and surfaces to enhancing campus environments through landscaping and grounds maintenance, ABM tailors solutions for each campus. With a customer retention rate of over 90%, our team is a proven long-term landscape maintenance partner, creating well-groomed landscapes that build school pride.

"ABM's high performance standards enable our faculty, staff and students to focus on living our mission to transform lives through education, research, innovation and service."

Jessica Brumley

Vice President of Facilities Operations & Planning  
University of Miami





# Improving Indoor Air Quality

Indoor air quality has been a known but unaddressed issue for decades. With more research indicating that COVID-19 is spread through the air, more emphasis is being placed on understanding the risk across your campus and taking steps on managing filtration and clean air return. Stimulus funding is prioritizing ventilation and indoor air quality improvement projects.

## Understanding Risks and Priorities

Designed in collaboration with an Advisory Council of independent experts in infectious disease, industrial hygiene and engineering, EnhancedFacility™ is a data-driven process to understand risk factors in your buildings.

ABM's proprietary Healthy Building Risk Assessment assesses and identifies IAQ challenges and recommends effective and cost-efficient solutions.

- The risk exposure of your campus is categorized at low, medium, high, or very high levels. The highest priorities for each building are identified.
- The most important and effective strategies for specific risk levels are determined.
- Targeted solutions based on risk level are developed for maintenance, lighting and HVAC systems.
- A report of fact-based recommendations helps your district form a comprehensive strategy.

The EnhancedFacility process is not limited to risks associated with the pandemic, but assesses air quality holistically for each university and building.

## HVAC and Mechanical Solutions for Health and Efficiency

ABM takes a proactive approach to HVAC, delivering reliability and control while protecting your assets, reducing capital expenditures and helping you realize energy savings. Along with indoor air quality, building temperature and humidity are key factors for student and faculty health and engagement. ABM works at a building-by-building level to assess system performance, handle preventative maintenance, and make recommendations to optimize building health and create energy cost savings.



# Generating Energy Efficiency and Savings

With our highly trained staff as your maintenance team, you can be confident in the consistent quality of your facility services. We will analyze your current equipment and operations to customize a program that conserves energy, lowers risk and cost, and eliminates waste to improve your bottom line.

## Energy Performance Contracting

ABM enables you to make facility upgrades and improve learning environments without a tax increase. Our strategies leverage dollars already in the budget by creating energy and operating cost-savings to pay for needed improvements. Our teams know how to work with local energy companies to take advantage of energy savings program discounts. Schools across the nation have received millions of dollars in capital funding for their facilities through ABM's energy performance contracting program.

## Electrical Power

Outdated systems can waste energy costs. Proactive maintenance of electrical systems enhances safety, lowers costs and prevents unexpected failures. ABM is one of the only electrical service providers in the country with the expertise and capabilities to self-

perform the entire spectrum of NFPA 70E compliance services.

## Electrical & Lighting

Keeping electrical lighting systems well maintained is critical not only to the safety of your students but to the health of your operating budget. ABM electrical and lighting experts take a proactive approach to internal and external lighting to keep your energy costs down, improve building safety, and enhance student and faculty experiences.

## EV Charging Stations

The growing number of electric vehicles (EV) has shifted the refueling paradigm. K-12 schools with EV charging stations improve options for their community, forward sustainability goals and realize economic benefits. A leading installer of EV charging stations, ABM offers multi-disciplinary capabilities that make this innovative upgrade a real plus for your educational facility.

### ABM IMPACT:

**\$1.2MM+ Annual Savings for Tier 1 Research University**

A project for just two science buildings at one of the country's leading Tier 1 research universities, ABM is generating more than \$1.2 million of annual energy savings, above ABM's savings guarantee.

The ongoing work is also creating operational savings, currently more than \$650,000.

**\$1.2 MM+  
Annual  
Savings**

- 2 science buildings
- 390,000 square feet
- 150 labs
- ACH improvements
- N2 to N4 trunk upgrades

The integrated project, includes lab ventilation and fume hood controls conversion for 150 labs, retrocommissioning, adjusting Air Changes per Hour (ACH) adjustment to meet new standards, and trunk infrastructure upgrades from N2 to N4.

ABM self-performed TEL airflow controls and controller commissioning with performance validation from an independent sustainability consulting firm. ABM also facilitated updates to the university's design standards for lab/space ventilation rates, air exchange rates, controls protocols, and task exhausts.



# Partnering to Help Your Campus Environments Thrive

Coming out of 2021, ABM education teams understand that the challenges for the coming schools years will continue to be unprecedented.

We are ready to develop new solutions to address your campus needs for health and safety, funding, and generating new savings and efficiency—all to focus more of your valuable budget on success for your students and your university.

We want to be your partner to develop solutions now to create healthy environments where your campus and communities will thrive.

[ABM.com/education](https://www.abm.com/education)

866.624.1520

## ABM Education Resource Center

View our library of case studies, white papers and articles on higher education facility management.

<https://www.abm.com/resources/>

6B+ Square feet of buildings serviced every day.

100K+ People nationwide.

100+ Years of commercial janitorial expertise.

50%+ of Fortune 500 companies rely on ABM.

\$6.4B Annual Revenue.

1,100+ USGBC LEED-certified registered sites.

15+ Sectors serviced from Higher Education and K-12 to Stadiums and Arenas, Healthcare, Aviation, Commercial Office Buildings, Technology, Manufacturing and more.