

GOVERNMENT BUILDINGS

Facility Operations, Maintenance & Management

More than 20 percent of all government-owned buildings were constructed before 1945. It comes as no surprise then, that governments at all levels spend billions annually on equipment and supplies to maintain and repair facilities. To help structure a maintenance plan for the year ahead, read through the following pages, filled with lighting, flooring, cleaning equipment, tools, pest control devices, and more.

County Clears Courthouse of Unclean Conditions

Pesky birds had long been a nuisance at the Butler County Courthouse building in Hamilton, Ohio. For decades, birds roosted on the building's abundant ornamental ledges, leaving behind an unsightly mess.

The problem came to a head when a cornice on the structure began pulling away from the building in 1988. A maintenance crew removed the piece to find 300 pounds of bird feces.

"Conditions were deplorable," says Dick Law, Purchasing Director, Butler County. "Bird droppings were a foot thick on some ledges."

The mess generated immediate negative television news coverage, as well as questions of public health.

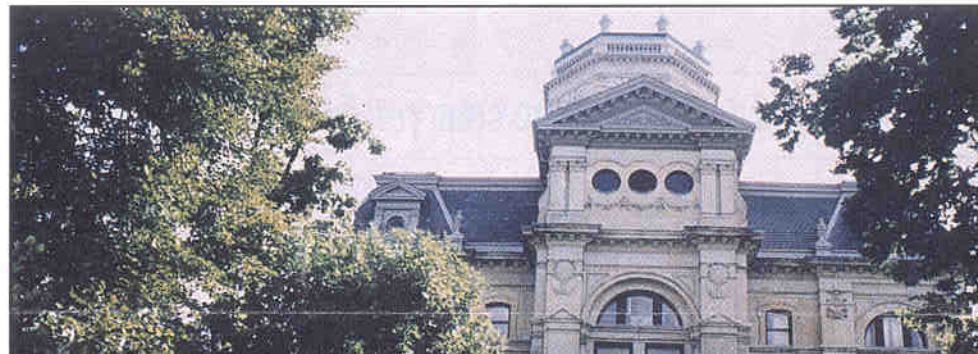
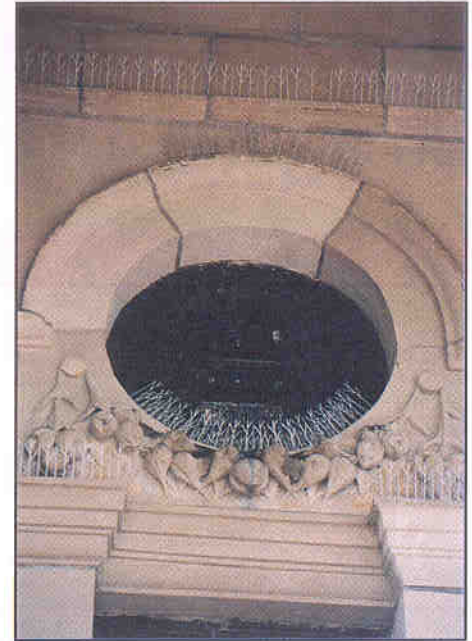
In 1997, architects insisted on removing the unattractive metal. Law found a cheaper, nearly invisible alternative in clear, plastic spikes made by **Bird-X, Inc.**, of Chicago, Ill.

A total of 11,000 linear feet of plastic spikes now covers every ledge, portico, and round window of the four-story courthouse.

The cost of cleaning the exterior of the courthouse and the installation of the spikes combined totaled about \$35,000—less than half the cost of the metal spikes alone.

The environmentally safe spike strips project from the base strip at various angles, creating a dense, vertical barrier to deter birds.

CIRCLE 450 ON READER CARD



With the help of environmentally safe plastic strips, building managers rid the Butler County Courthouse in

A few courthouse employees were diagnosed with histoplasmosis, a bacterial infection caused by a fungus found in bird droppings.

In 1989, at a cost of \$85,000, Butler County installed strips of metal spikes to discourage birds from landing and roosting on courthouse ledges and elsewhere on the architecture. This offered a practical but unsightly solution.

When the courthouse was refur-



**Hamilton, OH,
of nuisance
birds.**