



## COMPANY OVERVIEW

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Facilities management

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Interior design

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Furniture specification

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Property management

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## Who we are

Facility Systems, Inc. is a small firm that can have a large impact on your facility. Since 1985, we have been providing interior design, facility management and CAD related services for many respected businesses in the greater Kansas City area and throughout the United States. With experience in interior finish selections, space planning, furniture inventory management and specification, FSI can provide the resources and expertise to keep your company looking good and performing well.



## What we do

- Comprehensive project management
- Employee move/relocation planning
- Interior finish schemes and specifications
- Create as-built architectural plans
- Development of workstation typicals
- Re-configure existing systems furniture layouts
- Specification of new furniture
- Inventory management of existing furniture
- Furniture installation drawings
- Conversion of manual drawings to CAD format
- Development of emergency evacuation plans
- Calculate building square footages
- Two and three dimensional renderings
- Adherence to ADA code compliance

## FSI PERSONNEL



### Scott Elder - President/Owner

Ext. 302  
[selder@fsikc.com](mailto:selder@fsikc.com)

- Bachelor of Interior Architecture degree from Kansas State University
- 33 years of interior architectural and facility management experience
- AutoCAD training with Mid-West CAD
- Member of International Facilities Managers Association

### Kris Coyan - Senior Project Manager

Ext. 312  
[kcoyan@fsikc.com](mailto:kcoyan@fsikc.com)

- Bachelor of Interior Architecture degree from Kansas State University
- 21 years of AutoCAD and facility management experience with FSI
- AutoCAD training with Mid-West CAD
- NCIDQ certified #011169
- Member of International Facilities Managers Association

### Sara Griswold - Staff Designer

Ext. 306  
[sgriswold@fsikc.com](mailto:sgriswold@fsikc.com)

- Bachelor of Interior Design degree from Kansas State University
- 2 years of AutoCAD and facility management experience with FSI

### Katie Geckles - Staff Designer

Ext. 305  
[kgeckles@fsikc.com](mailto:kgeckles@fsikc.com)

- Bachelor of Interior Design degree from Kansas State University

### Jan Elder - Accounting

Ext. 308  
[janelder@fsikc.com](mailto:janelder@fsikc.com)

- Bachelor of Science degree from Kansas State University

### Customer Service

Ext. 300  
[customerservice@fsikc.com](mailto:customerservice@fsikc.com)

## FSI CLIENTS

Aegon USA  
Ag Processing, Inc.  
Aquila  
Ascential Software, Inc.  
Asurion Protection Services, L.L.C.  
Bank of the West  
Beckloff Associates, Inc.j  
Blish-Miza Company  
Blue Cross Blue Shield of Kansas City  
Bushnell  
Butler Manufacturing Company  
C.B. Richards Ellis  
Catholic Charities  
Children International  
Clinical Reference Laboratory  
Consumer Lending Association  
Covansys  
DST  
DeLaval  
Discover the Outdoors.com  
Embarq  
Fidelity National Information Services  
Gear for Sports  
IBM Corporation  
Kansas City Life Insurance Company  
Kansas University  
Lockton Companies  
MC Real Estate Services  
McCarthy Auto Group  
Mo-Can Flooring  
Morse Chevrolet  
Mortgage Lenders of America  
National Seminars/Padgett Thompson  
Penton Media, Inc  
PlanWell USA  
Rockhurst High School  
Rubin Brown Advisors, L.L.C.  
Schutte Lumber Company  
Sprint  
Starlight Theater  
Taylor, Perky & Parker, L.L.C.  
The Scoular Company  
The Sunflower Group  
Thomas King & Company  
TransAm Trucking, Inc.  
Transamerica Occidental Life Insurance Company  
Truman Medical Center  
UMB Bank  
Unity  
Vance Publishing  
West Plains Company  
Western Forms  
Zouire  
Zurich Direct Underwriters

## CLIENT REFERENCES



**MR. BRAD MORTON**  
Management Services  
UMB Bank, n.a.  
906 Grand Boulevard  
Kansas City, MO 64106  
816.860.1245

**MS. PAM KASBERGER**  
Facility Manager  
Gear For Sports  
9700 Commerce Parkway  
Lenexa, KS 66219  
913.693.3104

**MS. SUSAN KLOTZ**  
Facility Manager  
Lockton Companies  
444 W 47th St  
Kansas City, MO 64141  
816.960.9461

**MS. TERESA REICHERTER**  
Facility Manager  
Blue Cross Blue Shield of Kansas City  
2301 Main Street  
Kansas City, MO 64108  
816.395.3574

**MR. BOB WEEKS**  
Facility Manager  
Butler Construction  
1540 Genessee  
Kansas City, MO 64102  
816.245.6973

## TESTIMONIALS

*"The staff is always there when I need them, regardless of the schedule. They consistently create excellent design projects for Ascential Software (formerly known as Informix Software) and have been doing so for years. FSI saves the Facilities & Real Estate Department time and money by having a long history and deep knowledge of Ascential's needs and goals for our offices."*

**Arika Perry**  
Project Manager, Americas  
Real Estate and Facilities  
Ascential Software, Inc.

*"Staff is professional, friendly and responsive. Turn around time of projects is always fast and accurate."*

**Cindy Summers**  
Corporate Facilities Director  
Penton Media, Inc.

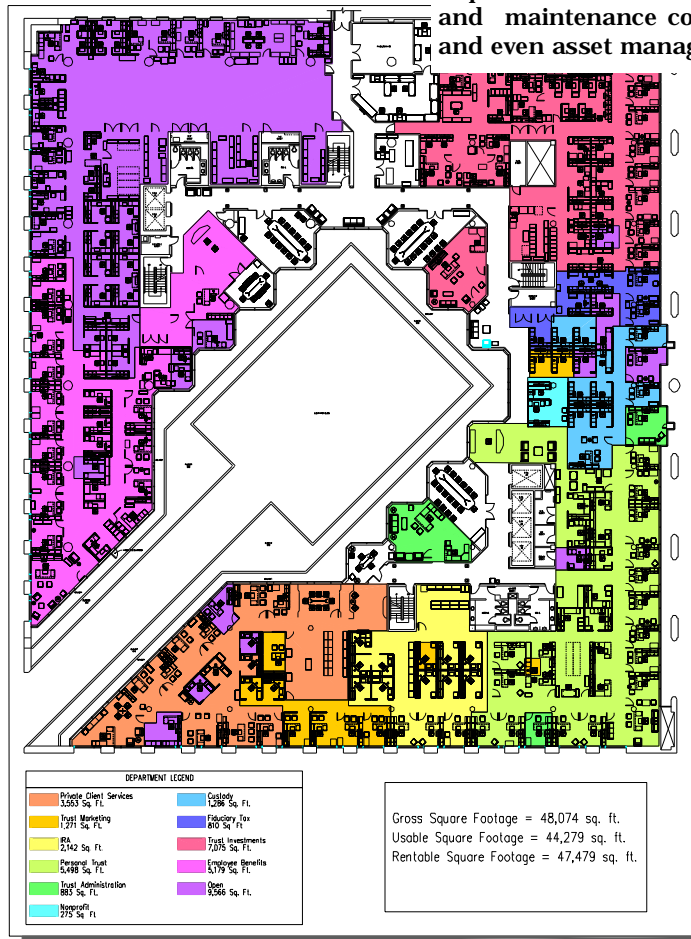
*"FSI's history with the products we use enables them to effectively utilize materials we already own. This minimizes our need to constantly purchase product each time an area needs to reorganize or new departments need to be created."*

**Brad Morton**  
Management Services  
UMB Bank, n.a.



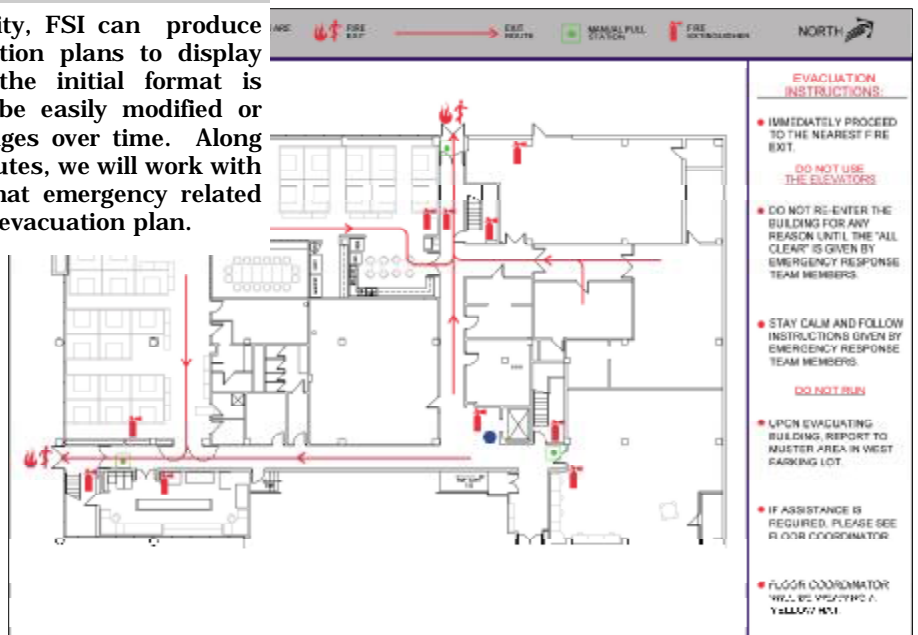
## Space allocation PLAN

Identifying square footages allocations can be an important tool for many facility management requirements. FSI can help you accurately track leasing and maintenance contracts, departmental cost centers and even asset management within any given facility.



## EMERGENCY PLANNING

With a CAD plan of any facility, FSI can produce customized emergency evacuation plans to display within your facility. After the initial format is established, these plans can be easily modified or updated if the floor plan changes over time. Along with the primary evacuation routes, we will work with you to determine exactly what emergency related information to identify on each evacuation plan.







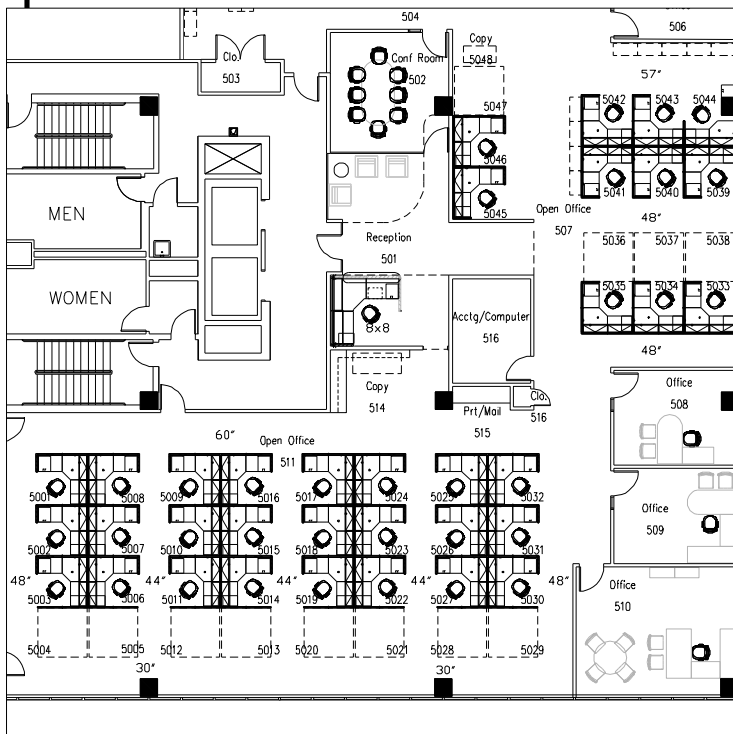
## Interior finish specification

From the initial development of interior finish schemes to the re-furbishing and updating of existing interior finishes, FSI can provide the full spectrum of interior design services that will keep your facility looking good and functioning effectively. FSI has a library full of the most current and widely used interior paints, fabrics, carpets and other interior finish resources available. From architectural finishes to the detailed finishes of the furniture, let us help your facility make a statement about the success of your company.



Interior design

## Space planning

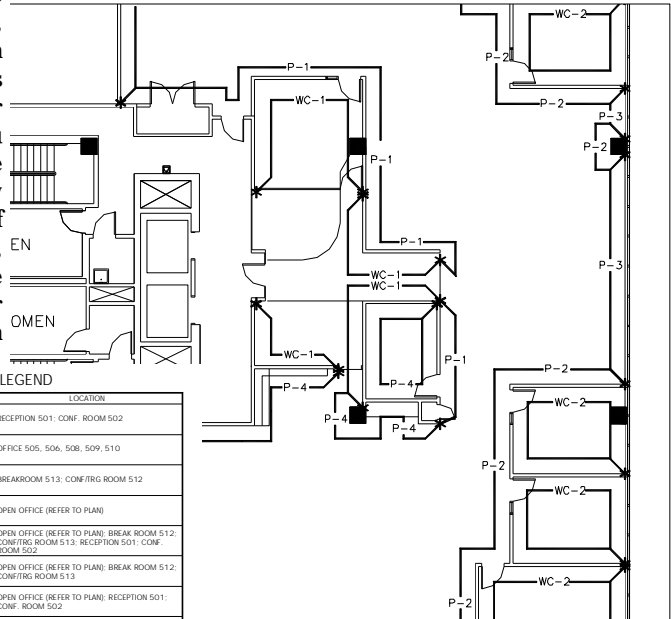


FSI recognizes that, much like the economy, a business is very dynamic. When the business objective is steady growth, the office environment must be able to expand or change in order to adapt to the on-going needs of the company. As the nature of people's work continues to change, so must the furnishings that occupy their workplaces. Understanding and staying current with this furniture evolution requires a special expertise. At FSI, we have that expertise. We have consistently provided professional design and specification services to our clients since 1985, planning with all of the top furniture lines available.



## Finish plans

Whether you are moving into a new space or making some changes in your current space, FSI can create accurate finish plans and finish legends showing precise location for the finish selections that you have approved. These documents will show contractors exact location of wallcoverings, carpet, paint, tile, etc. These documents are essential to keeping your project on schedule and within budget.



FINISH LEGEND

CODE	FINISH	LOCATION
WC-1	LAMARK VINYL WALLCOVERING BOCA LINEN - SOHO L2-BL-10	RECEPTION 501; CONF. ROOM 502
WC-2	VYCON VINYL WALLCOVERING VWP193	OFFICE 505, 506, 508, 509, 510
WC-3	SYMPHONY VINYL WALLCOVERING SSG230	BREAKROOM 513; CONF/FRG ROOM 512
P-1	BENJAMIN MOORE GRANT BEIGE HC-83	OPEN OFFICE (REFER TO PLAN)
P-2	SHERWIN WILLIAMS NAVAL SW6244	OPEN OFFICE (REFER TO PLAN); BREAK ROOM 512; CONF/FRG ROOM 513; RECEPTION 501; CONF. ROOM 502
P-3	BENJAMIN MOORE WOLF GRAY 2127-40	OPEN OFFICE (REFER TO PLAN); BREAK ROOM 512; CONF/FRG ROOM 513
P-4	SHERWIN WILLIAMS BACKDROP SW7025	OPEN OFFICE (REFER TO PLAN); RECEPTION 501; CONF. ROOM 502
P-5	SHERWIN WILLIAMS BLACK FOX SW7020	DOOR & WINDOW FRAMES
C-1	SHAW CONTRACT BROADLOOM STYLE: HARD DRIVE BR. COLOR: SANDBAR NUMBER: 65276-76510	OPEN OFFICE: OFFICE 505, 506, 509, 510; BREAK ROOM 513; CONF/FRG ROOM 512
C-2	BENTLEY BROADLOOM OVER PAD STYLE: KING ROAD; COLOR: CELTIC GREY NUMBER: BKR4206-301-BB0310	RECEPTION 501; CONF. ROOM 502 (REFER TO PLAN FOR SPECIFIC LOCATION)
T-1	AMERICAN OLEAN PORCELAIN TILE MYOT PEGASUS WHITE - POLISHED	RECEPTION 501; CONF. ROOM 502 (REFER TO PLAN FOR SPECIFIC LOCATION); RECEPTION 501 & CONF. ROOM 502 COVE BASE
L-1	NEVAMAR CHARCOAL ESSENCE TEXTURED ES-6-2T	COPY AREA HORIZONTAL TOP; PIRMAIL AREA HORIZONTAL TOP
B-1	ROPPE WALL BASE BLACK BROWN P193	

\* START AND STOP OF FINISH

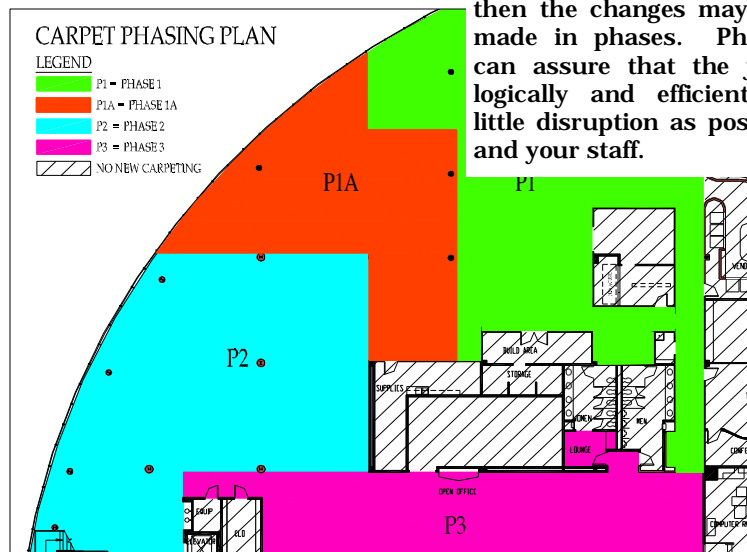
NOTES:

RECEPTION 501 & CONF. ROOM 502 CARPET TO BE FLUSH WITH PORCELAIN TILE  
 ALL COLUMNS TO BE PAINTED P-2 SW6244  
 ROPPE P193 COVE BASE THROUGHOUT WITH EXCEPTION OF RECEPTION 501 & CONF. ROOM 502 (SEE TILE BASE DETAIL)

Interior design

## phasing plans

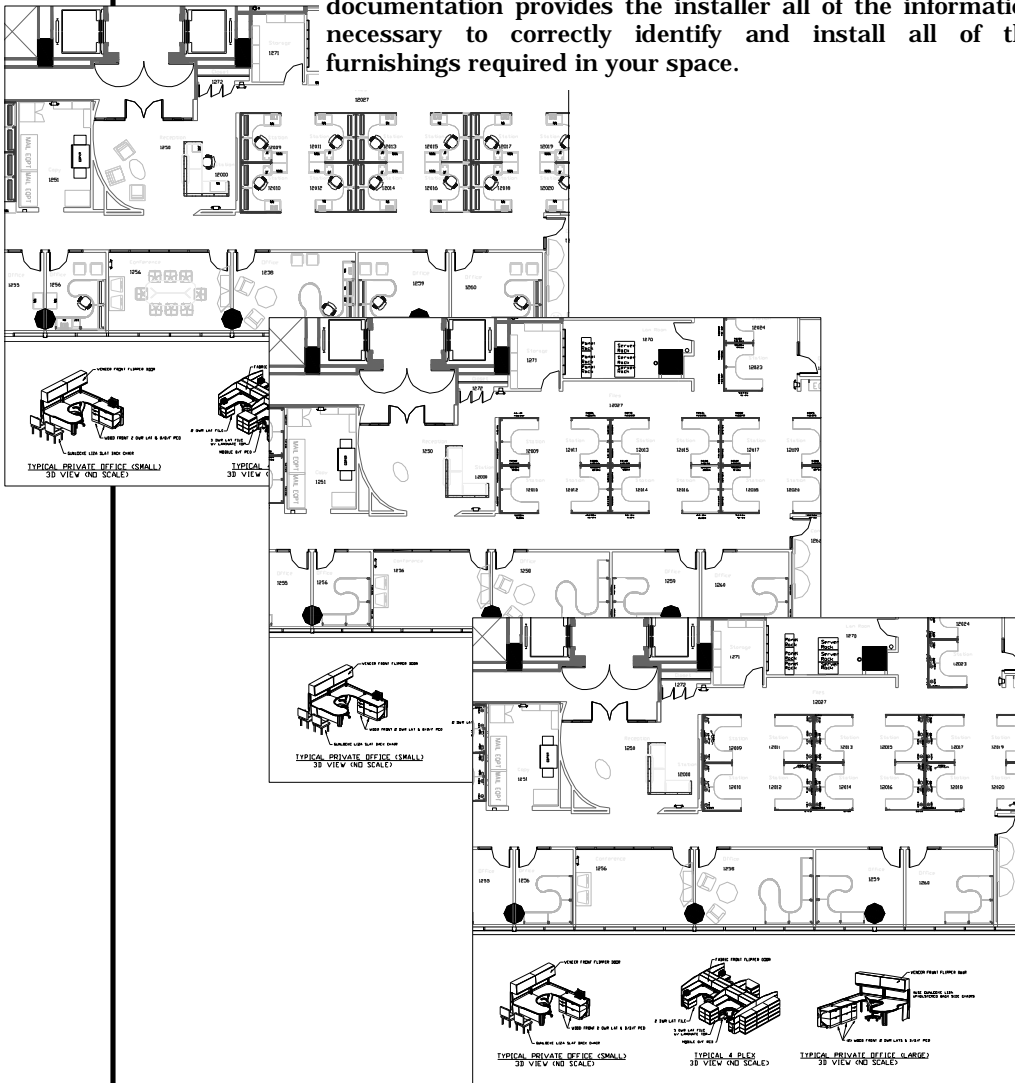
If your remodel requires as little employee disruption as possible, then the changes may have to be made in phases. Phasing plans can assure that the job is done logically and efficiently with as little disruption as possible to you and your staff.





# Furniture Installation

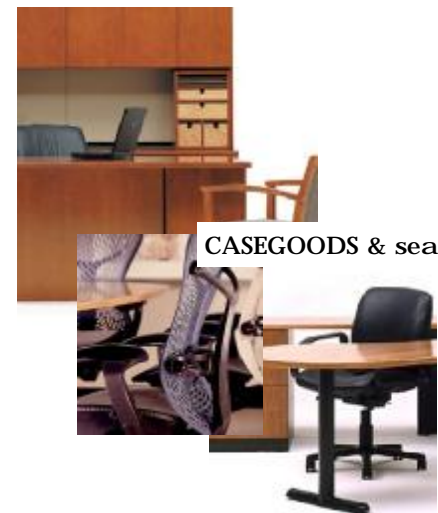
Accurate furniture installation plans help to identify specific information concerning the placement and orientation of furniture within your facility. Furniture installation documents help the furniture installers be as efficient as possible during any furniture move, add or change. This documentation provides the installer all of the information necessary to correctly identify and install all of the furnishings required in your space.



Ancillary FURNITURE



SYSTEMS FURNITURE



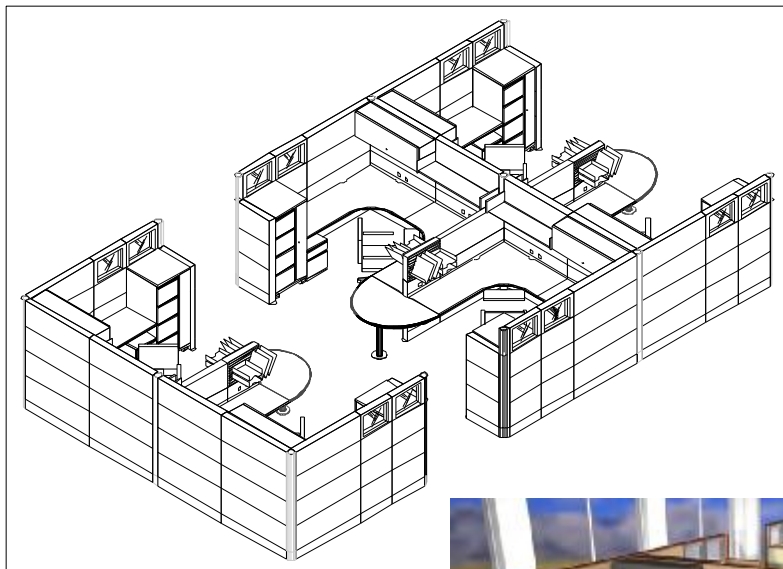
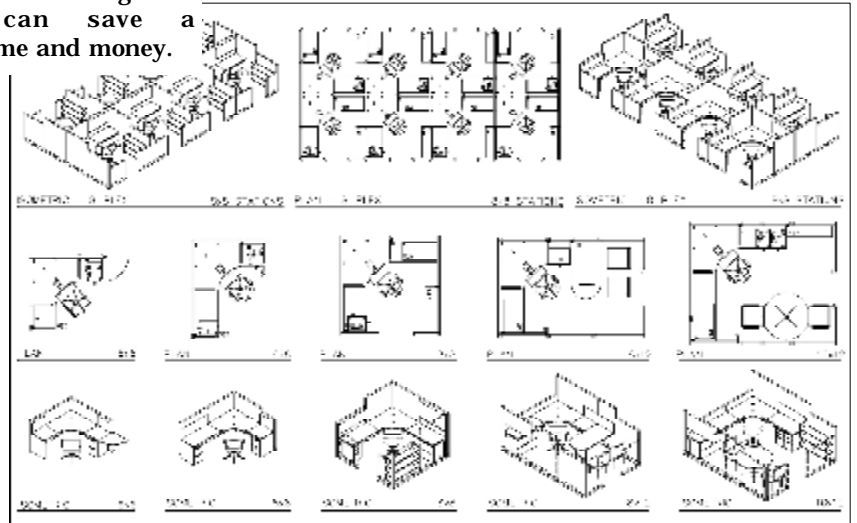
CASEGOODS & seating

Furniture specification



## STATION TYPICALS

Using our furniture specification software, FSI can help you develop a functional, economic and aesthetically pleasing workstation. 3-dimensional drawings are valuable in helping the end-user visualize their work area prior to ordering and installation, which can save a considerable amount of time and money.



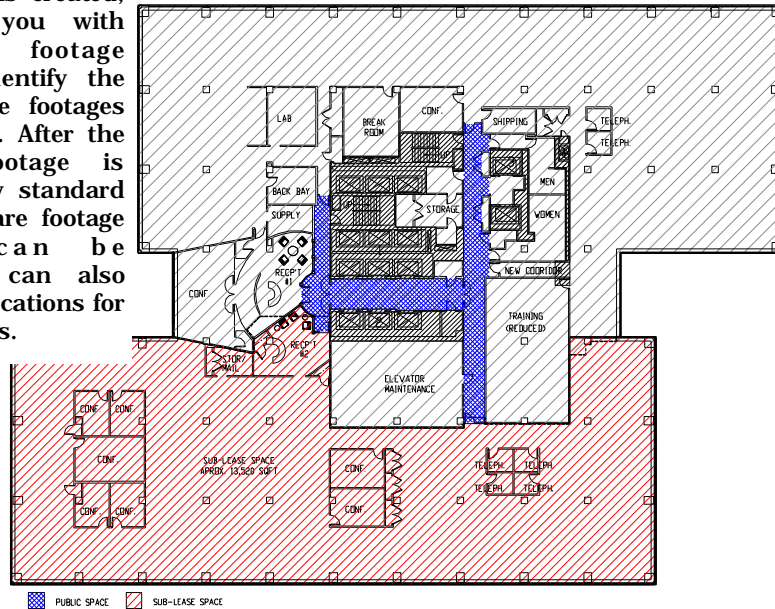
Furniture  
specification

## 3D VIEWS & RENDERINGS



## CAD SERVICES

From the accurate documentation of existing as-built architectural/furniture plans, to the creation of emergency evacuation plans, if you require CAD services for your facility, FSI has probably done it before. Once an accurate CAD plan is created, FSI can provide you with precision square footage calculations that identify the true usable square footages within any facility. After the usable square footage is determined, industry standard BOMA rentable square footage calculations can be established. FSI can also determine space allocations for multi-tenant facilities.



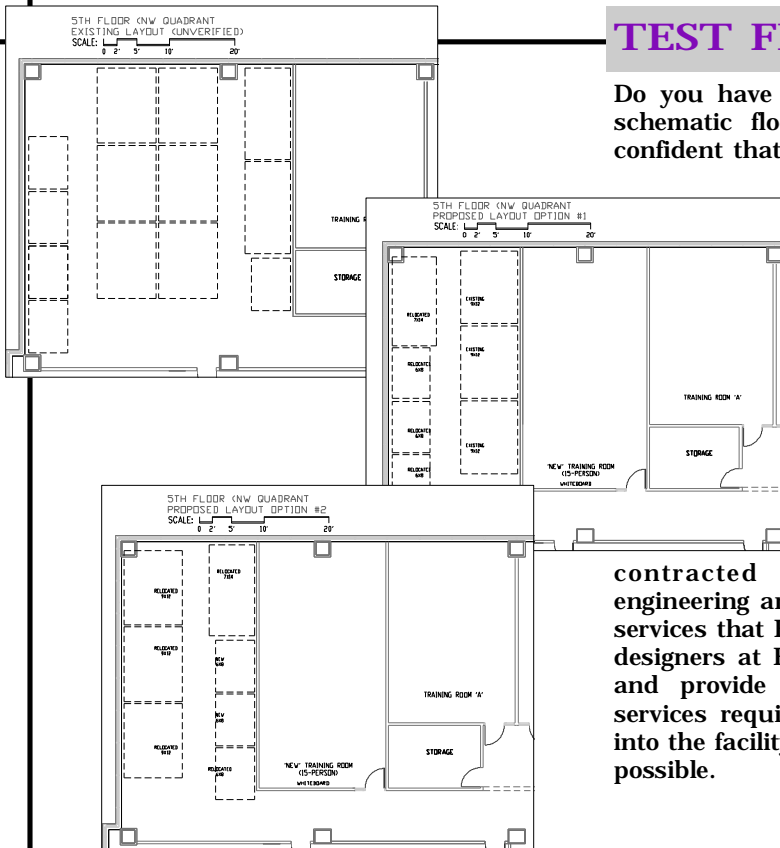
## TEST FIT PLANNING

Do you have a client that needs to see a schematic floor plan before they can be confident that they want to rent the space?

FSI was established as an Interior Design and Space Planning firm and has provided many clients with 'test-fit' planning to make sure that a space will meet the desired function. Gathering of the programming information/space requirements, establishment of departmental adjacencies, development of layout options and coordination of

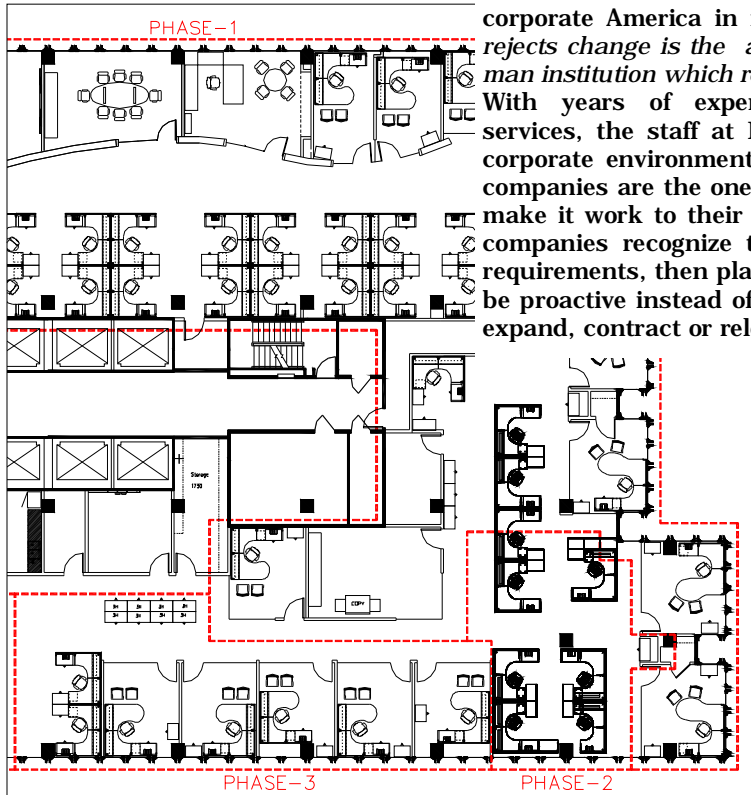
contracted services (architectural, engineering and IT) are common planning services that FSI has experience with. The designers at FSI can take a raw floor plan and provide you with all the planning services required to get your client moved into the facility in the most efficient manner possible.

Property  
management





## Office expansion AND relocation planning



Former Prime Minister Harold Wilson must have had corporate America in mind when he stated *"He who rejects change is the architect of decay. The only human institution which rejects progress is the cemetery."* With years of experience in move management services, the staff at FSI realize that change, in the corporate environment, is inevitable. The successful companies are the ones that can embrace change and make it work to their advantage. We can help those companies recognize their existing *and* future office requirements, then plan a strategy that allows them to be proactive instead of reactive when it comes time to expand, contract or relocate.

## Tenant finishes

Is it time to give your properties a facelift? Sometimes a simple paint job or change in floor treatment can make all the difference in the world. FSI has a vast resource library of up-to-date architectural finish samples. We can help you to develop standard tenant finish schemes that will adhere to any desired budget. FSI has a staff of interior designers that know how to discern 'current trends' from 'trendy fads'. Let us help you select the finishes that will withstand the test of time.



Property  
management