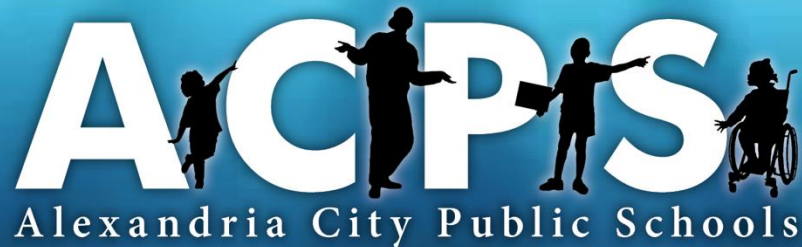


Facilities Audit Update

School Board Work Session
December 13, 2018



Every Student Succeeds

Essential Questions

- What is the status of the recommendations made by the 2017 Gibson audit of Facilities processes?
- What work has been completed to implement the recommendations to date?
- What are the next steps for Facilities process improvements?

Recommendations and Status

RECOMMENDATIONS	GIBSON PRIORITY	TARGET COMPLETION	STATUS
1. Develop a comprehensive, long term school facilities management plan	High	Initial Action Plan developed 1/2018. New Action Plan in process for completion 1/2019.	CHANGE FROM LAST REPORTING Plan is being revisited and is in process
2. Refine and expand Key Performance Indicators (KPIs) and metrics for Facilities Management	Low	Evaluation during annual KPI review -- Spring 2018	Continues On Target
3. Institute a formal quality assurance oversight system for review of contracted facility maintenance and repair services	High	In progress for implementation in by Q1 of FY2020.	CHANGE FROM LAST REPORTING: Action Plan in final stages of completion

Recommendations and Status

RECOMMENDATIONS	GIBSON PRIORITY	TARGET COMPLETION	STATUS
4. Enhance the use of the School Dude to improve maintenance management and efficiency	Medium	June 2019	Continuing to implement improvement
5. Establish a Work Controller position (in-house or contracted) dedicated to work management oversight and reporting	Medium	Initial Plan and position approved June 2018. Implementation target is Q3 of 2019	In process
6. Implement a system to proactively communicate with school principals about facility maintenance activities and issues	High	Action Plan was implemented in June 2018. Improved approach in process.	On-going

Recommendations and Status

RECOMMENDATIONS	GIBSON PRIORITY	TARGET COMPLETION	STATUS
7. Designate an Energy Manager and establish an Energy Management Program	Medium	Q3 of 2019	Position selection underway Program criteria in process
8. Continue with the department's long-term plan to reduce in-house custodial operations through attrition and re-evaluate the cost structure of contracted service providers	Low	On-going	On going
9. Have ACPS custodians and Building Engineers report centrally to the Building Service Manager rather than to school principals	Medium	See #1 and #3	Under evaluation

Recommendations and Status

RECOMMENDATIONS	GIBSON PRIORITY	TARGET COMPLETION	STATUS
10. Reduce custodial FTE at non-contract schools to bring workloads more in line with industry standards for staffing efficiency at all schools	Medium	N/A	Disagree with finding. Evaluating in concert with #8

Related Issues and Next Steps

- Process Improvement Operating Procedures and Quality Assurance Standards – in process
- Improved relationships with school based staff and operations through Service Level Agreements - in process
- Improved and coordinated responses between central office and schools
- Developing a list of maintenance and cyclical schedules for all facilities maintenance actions to compare against existing conditions
- Reviews of facilities services and organizational impacts are being evaluated with FY2020 development
- Facilities Condition Assessments (FCA's) and building performance reporting will provide guidance for facilities maintenance operations and capital improvement (CIP non-capacity) repairs, maintenance and modernizations

Questions/Comments

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