Knowing is Half the Battle
NM Public School Facilities Authority
Council of Educational Facility Planners International

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CEFPI

- The Council of Educational Facility Planners International (CEFPI)
- Began in 1921 when three school plant managers began the National Council on Schoolhouse Construction.
The Public School Facility Authority (PSFA)

Began in 2001 as the Deficiencies Correction Unit (DCU) following the Zuni Facilities Equity Lawsuit.
Empowering Districts

Facilities are a Collaborative Process

• Community Involvement to Empower
• Design to Work
• Measure to Improve

Los Alamos High School Dedication
Los Alamos Public Schools - February 1, 2012
District

- Administration
- Teachers
- School Board
- Students
- Community
Improvement of Outcome
Planning

DATA

DECISIONS

DISCUSSIONS
Planning

• Facility Master Plan (FMP)
  ✓ Educational Technology Plan (Ed Tech)
  ✓ Preventive Maintenance Plan (PMP)
  ✓ Education Specification (Ed Spec)
IT’S ALL ABOUT
STUDENT SUCCESS
Planning - FMP

- Facility Condition Index
- Staff Facility Needs
- Technology
- Maintenance: Preventive, Corrective & FMAR
- Demographics: Area & Student
- Educational curriculum
- Transportation
- Food Service
- Student Health
- Special Programs
- Athletics
- Staff availability
- Financial
- Geographical/ environmental
Planning - FMP

• PARTNERSHIPS
  ✓ Community
  ✓ State (PSCOC & PSFA)
  ✓ District Staff

• BENCHMARKS: State and National Comparisons
  ✓ New Mexico Adequacy Standards
  ✓ Facilities Assessment Database (FAD)
  ✓ Facilities Maintenance Assessment Report (FMAR)
  ✓ CEFPI

• DISTRICT CHARACTERISTICS
• LESSONS LEARNED
• DISTRICT DIRECTION
• PRIORITIES
• FUNDING SOURCES & AVAILABILITY
Planning – Facilities Master Plan

- DISTRICT DIRECTION
- PRIORITIES
- CAPITAL PLAN
- SUSTAINABILITY

FLEXIBILITY
Planning – Educational Specifications
Planning – Educational Specifications

- Facility Condition Index
- Staff Facility Needs
- Technology
- Maintenance: Preventive, corrective & FMAR
- Demographics: Area & Student
- Educational curriculum
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- Staff availability
- Financial
- Geographical/ environmental
Planning – Educational Specifications

- **PARTNERSHIPS**
  - Community
  - State (PSCOC & PSFA)
  - District Staff

- **BENCHMARKS: State and National Comparisons**
  - New Mexico Adequacy Standards
  - Facilities Assessment Database (FAD)
  - Facilities Maintenance Assessment Report (FMAR)
  - CEFPI

- **SCHOOL CHARACTERISTICSTS**
- **SIZE RIGHT**
- **LESSONS LEARNED**
- **DISTRICT & SCHOOL DIRECTION**
- **PRIORITIES**
Planning – Educational Specifications
Planning – Educational Specifications

- SCHOOL DIRECTION
- SCHOOL PRIORITIES
- SIZED RIGHT SCHOOL

FLEXIBILITY
Design

DATA

DISCUSSIONS

DECISIONS
Design

- Facilities Master Plan
- Educational Specifications
- Lessons Learned
- Maintainability
- Sustainability
- CEFPI
- National Trends
Design

- Collaboration
- Continued Development and Refinement of Concepts Ideas and direction Identified in:
  1. Facilities Master Plan
  2. Education Specifications,
  3. Facilities Maintenance
- Workshops
- Presentations
- Diagrams
- 3D models
- Written Documentation
Design
Design

- Specific to each facility
- Every district is unique:
  - Community
  - Goals
  - Curriculum
  - Maintenance Ability
  - Geography
  - Facilities
Construction
For successful execution, effective planning is essential.

Not the time for decisions

Decisions at this stage could result in:

- Change orders
- Delays
Outcome
Completed building should function well and be maintainable.
Maintenance/Operation
Maintenance and Operations

Facility Maintenance Assessment Report (FMAR)
- Preventive Maintenance Plan (PMP) part of FMP.
- Facility Information Management System (FIMS)
- Facilities and Staff
- Benchmarks
Maintenance Data:

– **Preventive Maintenance Plan (PMP)**—It is the Owner’s manual of your Policies and Procedures on how your Maintenance & Operations maintain your buildings to support the educational process. (annual update required)

– **Facility Information Management System (FIMS) **—Online facility management database for managing your maintenance processes, measuring and tracking performance to identify challenges and opportunities.

– **Benchmarks**—the process of comparing one's business processes and performance metrics to industry bests or best practices (i.e. American School and University Manpower Study, Council of Greater City Schools, Federal Energy Management Program (DOE) ...).

– **Facility Maintenance Assessment Report (FMAR)**—A measure of maintenance effectiveness, that considers maintenance management practices and results. **This information is important for the safety of the facility’s occupants and the protection of the community’s investment.**
Maintenance or Design Issue?
Maintenance or Design Issue?
NM Public School PM Plan

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3.0 Maintenance Organization Structure and Staffing Responsibilities*
4.0 Maintenance Priorities and Procedures*
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6.0 Scheduled Preventive Maintenance Tasks*
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12.0 Service Contract and Vendor Oversight
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20.0 Integrated Pest Management Program

* State Statute Requirements

Maintenance Performance Metrics from FIMS

Monthly PM Completion Rate

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<th>PM Completion Rate</th>
<th>Jul</th>
<th>Aug</th>
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<th>Oct</th>
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American School and University (ASU) Manpower Benchmark

- SF maintained per full-time custodial worker: 32100.0
- SF maintained per full-time maintenance worker: 92074.0
- Acres maintained per full-time grounds worker: 31.0
Critical questions to design and operate a sustainable facility:

- How do we address the findings in FMAR?
- Does our PM Plan address these findings?
- Do our FIMS preventive maintenance schedules protect these assets?
- How are we identifying Capital issues within the PMP/FIMS?
- Do we have sufficient staff to support the square footage?
- Do we have the technical staff to support the building systems or do we supplement with contracts?
- Who and how do we oversee and manage these contractors?
Maintenance and Operations

- Maintain a PM program that protects the investment and occupants.
- Focus on Preventive vs. Reactive maintenance.
- Measure your program using the tools provided.
- Benchmark and network with your peer districts and other businesses.
- Walk your facilities.
- Communicate your district’s maintenance capabilities and preferences to your designer.
Plan and execute effectively to optimize your limited resources both in new construction and day to day operations!
Educational Facility Lifecycle

- **Design**: Data Discussions Decisions
- **Construction**: Data Discussions Decisions
- **Planning**: Data Discussions Decisions
- **District**: - Admin/Teachers - Students - Community - School Board
- **Operation/Maintenance**: Data Discussions Decisions
Questions?

www.nmpsfa.org

http://www.cefpi.org