

# Maintaining School Facilities in Tough Economic Times



CASH Maintenance Network Workshop  
Clovis, CA  
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## Introduction

### School Facilities are .....

- ◆ The environment where teaching and learning occurs
- ◆ The center of a community, utilized by more than our students
- ◆ Emergency centers, polling centers, churches, sporting events, etc.

# Introduction

## School Facilities are.....

- ◆ Catalyst for economic growth in our communities
- ◆ Highly regulated and controlled activities (lead, asbestos, HAZMAT, APCB, ADA, life safety regulations, etc.)
- ◆ Our facilities will house students for decades, built and maintained to last!

## Clovis Unified School District

◆ Students	37,000
◆ Building square footage	4,300,000
◆ Acres	1,200
◆ Elementary Schools	32
◆ Intermediate Schools	5
◆ High Schools (including CART)	6
◆ Alternative Education	2
◆ Adult School	1

\* 25 of our 46 schools are older than 20 years

## Clovis Unified Facilities Division Vision:

“ We are one TEAM  
– Committed to  
quality facilities  
and student  
success”



## Mission Statement

“The Facilities Division will work as a united team to provide and maintain a quality environment that supports student and teacher interaction so every student will reach their potential in mind, body and spirit.”

## What's new in School Facilities?

- ◆ Diminishing resources
- ◆ Cash flow crisis
- ◆ Requires leadership and persistence – now more than ever



## What's new in School Facilities?

- ◆ Deferred Maintenance - new flexibility
- ◆ More federal funds, fewer State dollars
- ◆ ARRA fund loans for energy efficiency and renewable projects – Qualified School Construction Bond (QSCB)
  - \*43 California Schools received a total of 700 million

## Federal Funds....New Opportunities!

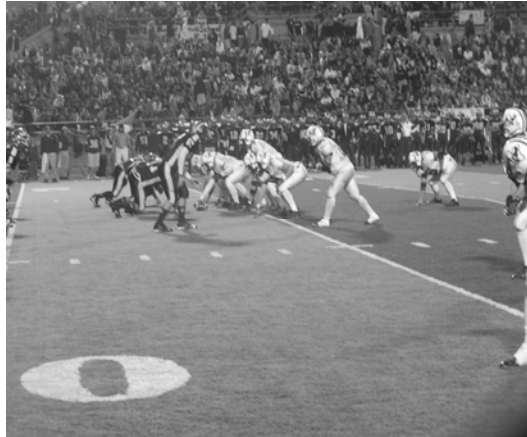
- ◆ AARA stimulus funds: one time, ideal for facilities!
  - Technology
  - IDEA, special education
  - Title I, Small improvement projects
  - Technology improvements
  - Qualified School Construction Bonds
  - Child Care facility grants
  - Energy efficiency and conservation grants
- ◆ Resource:  
<http://www.cde.ca.gov/ar/fa/arrafacilities.asp>

## Retro-commissioning

- ◆ Work with your utility provider
- ◆ Keep in contact with your rep. Their job is to give away money
- ◆ Project cost vs. payback
- ◆ Look at HVAC, lighting controls, pool covers, VFD's, etc.

## Strategy on Facility Funding

- Funding is scarce
- Never enough to do everything
- Be resourceful
- Be creative
- Good teams have a strong offense!



## Where's the Money? Finding the Funds

### A variety of sources:

- ◆ Local
- ◆ State
- ◆ Federal
- ◆ Your Plan



## How to keep Maintenance Alive in Tough Times

- ◆ Maintain the 5 year Deferred Maintenance plan
- ◆ Keep the plan updated
- ◆ Keep your CBO, Superintendent, and Board informed
- ◆ You can't do everything on the list
- ◆ Press but be a realistic member of the team

## How to keep Maintenance Alive in Tough Times

- ◆ Highlight the critical link between facilities and student achievement

“Correlation studies have shown a positive relationship between overall building conditions and student achievement. Researchers have repeatedly found a positive difference of 5 – 17 percentile points between achievement of students in poor buildings and those students in standards buildings, when the socioeconomic status of students is controlled.”

<http://escholarship.org/uc/item/5sw56439>

## How to keep Maintenance Alive in Tough Times

- ◆ Speak to the success of students and teachers as a top priority
- ◆ Speak to the importance of the “teaching and learning” environment – proper temperature, clean, IAQ, proper lighting.
- ◆ Provide a voice for the buildings, the buildings are silent
- ◆ The Facility Director provides leadership and the voice for the need (but not just the Director)
- ◆ Consult CDE web site and use their stuff!  
<http://www.cde.ca.gov/index.asp>

## We are all being asked to do “More With Less”

- ◆ Sharing decision making promotes creativity
- ◆ Creates **buy-in** with most employees (Of course not all employees want the responsibility)
- ◆ People who spend the money know where the waste is – ask them

## Management by Walking Around (M.B.W.A.)

- ◆ Some of the best ideas come from informal conversations
- ◆ Be accessible and approachable
- ◆ Challenge staff members to come up with new and creative ideas

## Communication



- ◆ Keep customers/stakeholders in the loop
- ◆ Communicate any reduction in services immediately
- ◆ Flat organization for **Communication**
- ◆ Chain of command for **Direction**

## District Newspaper, Newsletters

- ◆ Give examples of success stories
- ◆ Tell how you are maintaining standards with less resources
- ◆ Some services may decrease – explain  
– Example: Custodial has less “flex time” for setups.

## Positive Attitude



- ◆ Leaders maintain a healthy and positive attitude
- ◆ Every attitude is contagious – positive or negative
- ◆ Staff more productive with a positive atmosphere in the workplace

Purchase equipment and materials that save labor

Glass Cleaning Machine



Trencher



A more practical trencher...



## Graffiti Film



## Redefining Learning Spaces: Innovations from the Field

- ◆ Schools as Centers of Community
- ◆ Sustainability and Design
- ◆ Safe, Healthy, and Positive
- ◆ Environmental Design

Source: California Department of Education:

Re-Visioning School Facility Planning & Design for the  
21<sup>st</sup> Century, Creating Optimal Learning Environments

<http://www.cde.ca.gov/ls/fa/sf/documents/roundtablereport.pdf>

## How to keep Maintenance Alive in Tough Times

Develop a bullet proof plan!

- *Become partners with the education side*
  1. Schedule meeting with Superintendent and Area Superintendents
  2. Meet with Facility Senate
  3. Invite teachers to talk with facilities staff
  4. Information exchange (Robotics/HVAC)



## How to keep Maintenance Alive in Tough Times

- Reflect the reality of declining revenues –  
*“Any reduction in service will implemented systematically and will be temporary”*
- Identify and request top priority items
- Safety, Health, and Security a priority
- Talk about the problem of ‘catch up’
- The longer we wait the more it will cost
- Provide excellent customer service –  
provide annual training to operations staff

## To provide Leadership in Facilities Maintenance we must recognize.....

- ◆ There is more competition now than ever before for programs
- ◆ More flexibility than ever before, use this to your advantage
- ◆ This too shall pass! Ask yourself: What conditions will we be facing in the future ??
- ◆ Sound decisions today can solve tomorrow's problems!

School Facilities Departments are committed to maintaining high standards even during the current financial challenges



Tough times? You bet!

Too tough? Never!

We're facility people...it's what we do.

