



CALIFORNIA'S
COALITION
for ADEQUATE
SCHOOL HOUSING



HOW TO EDUCATE SUPERINTENDENTS, BOARD MEMBERS, AND TEACHERS ON MAINTENANCE NEEDS



Tuesday, September 27, 2005
Doubletree Hotel, Sacramento

DISTRICT STRATEGIES



- **Tom Rayburn**
Capistrano Unified School District



DISTRICT STRATEGIES



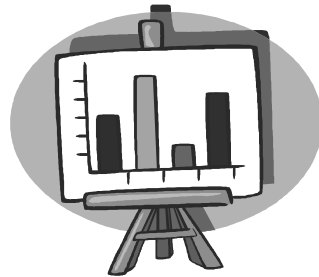
Coming soon to a theatre near you!



DISTRICT STRATEGIES



- Thursday package
- Summer Project Lists
- What's Cooking
- Web Site
- Co-op idea



DISTRICT STRATEGIES



- Summer Project Lists

Microsoft Excel - SUMMER projects 2005 - CURRENT, Filed in white binder.xls

CUSDO SUMMER PROJECTS (SFID & Non-SFID) 2005 M&O						
Site	Hold	Complete	Project	Mgr	Fund	
ANHS		8-05	Paint and demolish shower and locker rooms	BJ	GF	
ANHS		8-05	Refurbish gym floor	BJ	Site	
ANHS		8-05	Install carpet in PE "B1"	CVK	DM	
ANHS			Renovate stadium field	LC	GF	
ANHS		7-05	Heavy service road on slope - storm damage	LC	FEMA	
ANHS		8-05	Replace lockers & stainless seats	VW	GF	
ANHS		8-05	Service lockers	VW	GF	
ANHS		8-05	Service scoreboards and manques	VW	GF	
CVHS		8-05	Paint and demolish shower and locker rooms	BJ	GF	
CVHS		8-05	Refurbish gym floor	BJ	GF	
CVHS			Paint locker room door, touch-up paint, bulb replacements, carpet cleaning	BJ	GF	
CVHS		8-05	Exterior paint	CVK	SFID	
CVHS		7-05	Install counter top in B-4	CVK	SFID	
CVHS		8-05	Install locker bags	CVK	SFID	
CVHS		8-05	Install roof	CVK	SFID	
CVHS		9-05	Refill expansion joints on tennis court	CVK	GF	
CVHS		7-05	Remove 16' wind mushrooms	CVK	SFID	
CVHS			Install synthetic turf and all-weather track	LC	SFID	
CVHS			Heavy all	LC		
CVHS		8-05	Service lockers	VW	GF	
CVHS		8-05	Service scoreboards and manques	VW	GF	
DRHS		8-05	Extra deep clean home or kitchen - let teacher know if you want items boxed up	AM	GF	
DRHS		8-05	Install carpet in B1, B3, B6, B7	CVK	SFID	
DRHS		7-05	Paint kitchen	CVK	SFID	
DRHS		8-05	Repair water on locker room roof	CVK	SFID	
DRHS		8-05	Replace roof	CVK	SFID	
DRHS		9-05	Install synthetic turf and all-weather track	LC	SFID	
DRHS		9-05	Re-landscape campus	LC	SFID	
DRHS		8-05	Renovate Washhill practice field	LC	GF	
DRHS			Heavy all	LC		
DRHS		8-05	Install new year-book computer lab	TR	Site	
DRHS			Parking lot - repair/replace pole light lamps	TR	SFID	

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DISTRICT STRATEGIES



- What's Cooking

WC082905.doc (Preview) - Microsoft Word

School Department M&O Administrator: Tom Rayburn
 Period Covered: 08/25/05 - 08/29/05

HOT ISSUES:
None

OTHER ACTIVITIES:

Attention to Details - M&O is now consolidating all the loose ends into punch lists to ensure nothing falls through the cracks. With a dense complete new roof on some dome including two high schools, there are details such as documented normal wear, damage, weather damage (found), and various nonessential activities elsewhere that were put off to support the modernization efforts ensuring a successful school opening.

New Parables - The M&O low voltage technicians have started the portable classrooms to ensure compliance due to the regulations and identify their construction here existing figure it out. This work is done as well as to not impact routine school requests for repair. There are 17 vocational district units that need to be converted. It will take the crew several weeks to accomplish this task. Schools are using common and value adders to communicate with these classrooms until phones, data, fire alarm and PA are connected.

Palmdale - up to the last minute, crews were at Palmdale participating the modernization project with one last undertaking to top it off. M&O had some in under budget for the main do project on August 17th, and was able to close in a regular well along the back slope to replace the material for one that has been falling for years. The whole process was completed in 7 days from the proposal, demo, excavation, concrete foundation, erect block wall, add up more, backfill asphalt, and wrap on Wednesday and it was. Every penny used to its utmost.

THIS - Someone thought it would be a good idea to install the stadium ticket books to allow up on the hill to illuminate a "T" on the hill. District electricians will be ensuring.

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DISTRICT STRATEGIES



- Web Site



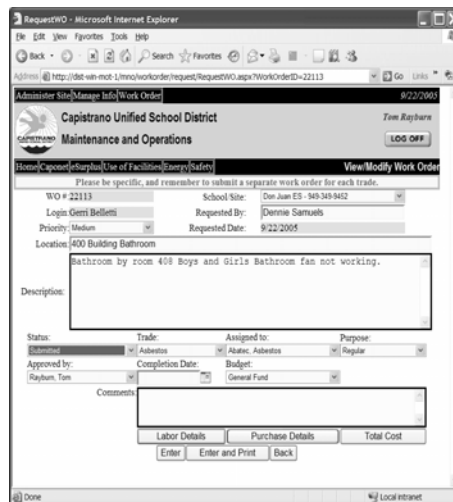
DISTRICT STRATEGIES



On the Horizon

- Co-op for Work Order System
- Maintenance Information System

METRICS!



WHAT—A STRATEGY TO EDUCATE



1. Make everything about ROI or the law
 - Staffing/money the problem—then your metric is % of completed work to Quality of Service goal!
 - Law the problem—then what requirements are you “almost making” 100%, 95%, less?
 - To do: list metrics that will highlight issue, and weave them into your business communications
2. Strategize to speak to their needs.
3. Use your district’s communication method
 - Annual conference, Principal Meetings...

