Maximizing and Linking Your Bond, Capital Facilities and Maintenance & Operations Programs

CASBO 2016 Annual Conference
April 16, 2016
Presentation overview

- Overview of the current environment
- Developing a strategic outlook and plan
- Successful communication tactics
- Practical ideas and things to consider
The presenters

- **Alan Reising**: Administrator, Facilities and Planning, Glendale USD
- **Barbara Boliver**: M&O Manager, Saugus Union SD
- **Robert McEntire**: Asst. Superintendent and Chief Financial Officer, Glendale USD
- **Brett W. McFadden**: Asst. Superintendent and Chief Business Officer, Campbell Union HSD
Overview: What we have to work with

- State facilities program is out of funds
- A facilities bond is on the 2016 ballot
  - Possibility of $9B in additional state funding
  - The initiative does not alter the regulatory process
- State eliminated Deferred Maintenance program
- M/O/F programs and staffing have not recovered from recessionary reductions
  - Average reduction statewide was 20-25 percent in M/O/F

The Bottom Line

Local education agencies are essentially on their own when it comes to M/O/F
Things to keep in mind

• Strong M/O/F program(s) are critical to:
  – Instructional outcomes for students
  – 5% - 17% Improvement in Student Achievement
  – Health and safety of students and staff
  – Morale of a school (and district)

• Facility issues take time – improvement won’t happen overnight

• Users expectations can be greater than your: program / staffing capacity / money

• Strategic and creative planning / thinking is a must
Considerations as you re-build your M/O/F programs:

• Current staffing and positions
  – Do you have sufficient staff in place?
  – Do you have the right staff in place?
  – Are your positions sufficiently aligned to your needs?
  – Preventative Maintenance vs. Reactive Maintenance

• Resources
  – Do your M/O teams have the tools they need?
  – How old is your equipment?
  – Do you have a vehicle and equipment replacement program

• Budgeting for M/O
  – What percentage of your Gen Fund do you spend on M/O
  – What has been the historic average?
  – Are you including M/O/F funding in your LCAP?
Things to consider in the your facilities world:

• Facility master plan / needs assessment
  – Do you have one and how old is it?
  – Does it reflect the needs of your community?
  – What do you want it to do?

• What are your immediate and short term facility issues?
  – Have you included your Deferred Maintenance needs?

• What are your agencies long term goals?
  – Updated Education Specifications
  – What will instruction and learning look like in the future?
  – What programs and/or services will your agency offer in the future?
• Your M/O and Facilities teams must communicate and interact together
  – Conduct routine inter-department meetings
  – Conduct long term planning together
  – Schedule Site Visits for M/O Teams during construction
  – BRIDGE THE DIVIDE!!

• Make sure M/O reviews and comments on facility planning
  – Facility design and layout
  – Operations storage, cleaning, access spaces
  – Construction timelines and coordination
  – M/O Standards for Materials & Equipment

• NOTE: Sometimes the best people to ask are custodians – they will know much more than you might think
• M/O/F programs cannot exist in a vacuum – successful programs must be linked to the needs of their agency’s instructional program

• Ideas to consider:
  – Linking to your district’s / COE’s LCAP
  – Seek input from site leaders (hold regular, periodic meetings)
  – Input from teachers and students can be helpful – but be careful here
  – School site councils and parent groups can be helpful
  – Attend Teacher Staff Meetings if possible
Ideas to consider when developing a bond program:

• Consider establishing an endowment(s)
  – Deferred maintenance endowment
  – Instructional technology endowment
  – Legal use of bond proceeds – but consult bond counsel
  – Approx. 25 districts have these in place now

• SPEAK TO YOUR LEGAL COUNSEL
Ideas to consider when developing a bond program:

- **Alternative Funding Sources**
  - Parcel Taxes
  - Mello Roos (Community Facilities District)
  - PTA
  - Endorsements
  - Joint Use
  - Certificates of Participation (COP’s)
  - Clean Renewable Energy Bonds (CREBS)

- **Each Funding Type Has Political Considerations**
Ideas to consider when developing / planning facilities:

• Use M/O Standards when selecting furniture, carpet, flooring, painting

• Operations impacts from facility designs – especially bathrooms, kitchens, classroom labs, large common and/or multipurpose areas

• Careful not to overdesign your facilities – make sure your M/O staff and custodians can work on them without needing outside vendors

• Are you including appropriate training for your M/O teams??
Ideas to consider when developing and running M/O programs:

• Develop comprehensive M/O Standards
  – FIGHT FOR THEM !!!!

• Invest in Preventative Maintenance Programs
  – 75% return on your investment

• Do you have a written Energy Program and an Energy Manager?
  – Significant reductions in ongoing costs

• Are you training your M/O teams for 20th Century Buildings??
Ideas to consider when developing and running M/O programs:

- Vehicle Replacement Plan
- Staffing Formulas Based on Your District’s Realities
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