



2006 Facilities Management State of the Division and Awards Program

Welcome Facilities Management Team:

Fiscal Year 2006 was another challenging yet rewarding year for us in the Facilities Management Division. While we avoided the devastation of a Katrina-like event, we certainly had our hands full with Hurricane Wilma as well as the remaining work from Hurricanes Francis and Jeanne from the previous year. Despite our challenges we got all of our new and existing schools ready for August 2005 which required several thousand maintenance tasks, over two hundred new relocatable classrooms, numbers IAQ and minor projects and the completion of 3 new schools and 6 modernizations.

Throughout FY 2006 we continued on our trek to becoming a truly world-class organization by holding our first lessons learned workshop for minor projects and portable installations, participating in several local and national conferences and formulating a committee for professional development to make sure every team member receives the training he or she needs in order to be successful for him/herself as well as the District.

We continue to add new services such as building commissioning, preventative maintenance programs for HVAC and the building envelope system and we even created a new department (Project Controls) to improve cost and scheduling control of our capital projects. You should all be proud of the work you did to improve indoor air quality and expand the number of "Asthma Friendly" Schools to 73, decrease CSIRs by an additional 18% (78% since 2000) and held construction change orders to under 1%. These efforts have not gone unnoticed; for the 5th year in a row the principals have rated us higher than they rated us in the previous year on the Support Services Survey.

With all of our added emphasis on exceptional customer service, however, we decided to take a look in-house and see how the members of our team felt about their jobs and working in Facilities Management. While I am extremely encouraged and pleased with the level of pride people take in their jobs as indicated in the survey results, I also acknowledge that there are opportunities for improvement which the Division leadership has already begun addressing.

FY 2007 has already started out to be a pretty good year so far, due in part to words I dare not speak, despite not being a suppositious person. There are so many things to look forward to including the implementation of the new CAFM, building on our very successful student internship program and developing the skills of our people, that I look forward to a year without unwanted distractions. Thanks to you for all you do!

Sincerely,

Joseph Sanches

Chief of Facilities Management

Facilities Management Vision

To provide high-performance world-class facilities that support and enhance the learning process and lead to greater student achievement.

Facilities Management Mission

In support of the School District's mission of educational excellence, the mission of the Facilities Management Division is to provide facilities that are:

- ▶ Exceptionally well planned and sited for the benefit of the students and the communities they serve,
- ▶ Masterfully designed and constructed to the highest standards,
- ▶ Thoroughly reviewed and inspected for the health and safety of the occupants, and
- ▶ Professionally maintained and operated for efficient performance and maximum functionality and comfort.

AGENDA

Breakfast

State of Division Address

Joseph Sanches, Chief of Facilities Management

Remarks and Introduction

Joseph Moore, Chief Operations Office

Comments

Dr. Arthur C. Johnson, Ph.D

Awards Presentation

Facilities Management Directors

Door Prizes

DIVISION of FACILITIES MANAGEMENT FY 2006 Major Accomplishments

Real Estate Services—Barry Present, Director

- ▶ FY06 Support Services Survey – Principals indicated that the Real Estate Services Department made the greatest improvement increasing its score from 4.04 in FY05 to 4.27 in FY06
- ▶ Finalized the Pine-Jog Environmental Center/ Elementary School (03-Y) agreement
- ▶ Received Board approval and closed on the Greater LW/WPB Area High (03-000) site
- ▶ Closed on the Hagen Road ES – GL Homes land swap netting the School Board \$5 million
- ▶ Began acquisition of land assemblage for WPB Middle School (04-00) and future Central Transportation Compound
- ▶ Board approval Seacrest Campus – City of Delray Beach Soccer Complex agreement
- ▶ Acquired land bank site for future Western Area Elementary School



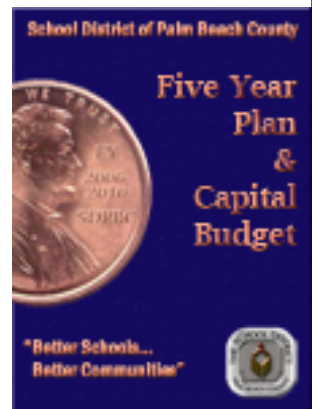
Maintenance & Plant Operations—Martin Mets, Director

- ▶ Corrected all temporary roof repairs from Hurricane Wilma
- ▶ Reduced the Electronics Section's work requests 62 percent
- ▶ Completed portables Internet connectivity as specified for Sales Tax Referendum
- ▶ Implemented improved hurricane recovery plan
- ▶ With School Police made hurricane shelters ready
- ▶ Commenced building commissioning on 17 schools
- ▶ Performed retro and forensic commissioning on HVAC systems at five schools
- ▶ Reduced schools' open warranty requests by 60 percent
- ▶ Painted five school's interiors and eight exteriors through vendor bid
- ▶ Developed an electronic Cleanliness Inspection process
- ▶ Reorganized the Logistics Section to increase efficiency
- ▶ Developed a tracking system for maintaining District fire hydrants
- ▶ PM Night Crew completed initial HVAC equipment cleaning in all facilities
- ▶ Revised Bermuda grass athletic-field maintenance to routinely over-seed with rye grass and perform bi-monthly slicing
- ▶ Installed 350 portables
- ▶ Trained hurricane vendors
- ▶ Replaced 13 roofs
- ▶ Established new restricted keyway
- ▶ Created PM Exhaust Fan Crew
- ▶ Trained carpenters to repair playground equipment



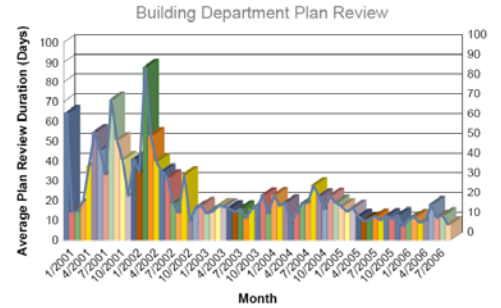
Planning Department—Kristin Garrison, Director

- ▶ Worked with IT to develop an automated Space Utilization Survey (SUS) using TERMS
- ▶ Developed projections for the 06/07-10/11 school years and distributed them via a web-based application
- ▶ Began using Metrostudy housing and development data for projections and boundary information services
- ▶ Developed the Referendum Status brochure for parents and the public
- ▶ For the 1st time printed Palm Beach County Road Atlases with SAC boundaries overlays
- ▶ Updated address look-up website and provided an update for additional school locator tools
- ▶ Assisted with the development of the hand held GIS disaster recovery pilot project initiated by MP&O
- ▶ Obtained Board approval to negotiate Developer Agreements for financial contributions to school construction, as well as site dedication
- ▶ Provide concurrency-consulting services to other Districts
- ▶ Facilitated Strategic Planning Sessions for the Criminal Justice Commission and League of Cities



Building Department—Thomas Hogarth, Director

- ▶ Reviewed 1,178 submittals
- ▶ Conducted 11,738 building inspections
- ▶ Issued 208 permits
- ▶ Cleared 725 CSIR citations involving portables' foundations
- ▶ Held 11 lunch & learn training sessions
- ▶ Reduced average design review time to under 8 days
- ▶ Updated the District Design Criteria to incorporate lessons learned and staff recommendations
- ▶ Conducted construction inspections during evenings and weekends to assure safe and timely completion of portables and construction projects



Environmental Control Office—Chris Skerlec, Director

- ▶ 1 - Noise investigation
- ▶ 3 - Burrowing owls relocated
- ▶ 13 - Residential structures demolished
- ▶ 15 - New schools tested for radon
- ▶ 20 - Elementary schools certified as Asthma Friendly
- ▶ 21 - Environmental pre-purchase audits
- ▶ 28 - Mold remediation projects completed
- ▶ 28 - Asbestos roof surveys
- ▶ 32 - Asbestos abatements
- ▶ 37 - Acres of wetlands maintained
- ▶ 50 - Acres of upland preserves maintained
- ▶ 100 - School buildings demolished
- ▶ 144 - Asbestos inspections performed
- ▶ 150 - Portables demolished
- ▶ 175 - Drums of hazardous waste disposed of
- ▶ 359 - Indoor air quality investigations
- ▶ 4,371 - Pounds of latex paint disposed of
- ▶ 72,388 - Pounds of light ballasts disposed of
- ▶ 98,199 - Fluorescent bulbs recycled



Program Management—Ricardo Mendez, Director

- ▶ Completed construction on 3 new schools (Hidden Oaks ES, L.C. Swain MS and Seminole Ridge HS)
- ▶ Completed 7 modernization projects (J.C. Mitchell ES, S.D. Spady ES, Meadow Park ES, Palm Beach Public, H.L. Watkins MS, Bak MSOA and Atlantic HS)
- ▶ Helped earn District design awards for S.D. Spady ES and Don Estridge MS
- ▶ Held project modifications to under 1% for the past three years
- ▶ Completed several dozen minor projects including the Leap Program for at risk middle school students over the winter break
- ▶ Continuing a leadership role in the area electronic document storage



Project Controls—John Andrews, Director

- ▶ Established weekly program status meetings to better monitor the status of the CIP
- ▶ Developed a master schedule of all major construction projects
- ▶ Provided project staff with financial reports to assist with management
- ▶ Negotiated savings of nearly \$1.5 million on project changes
- ▶ Selected consulting firm to assist with value engineering and cost estimating
- ▶ Assisted in the development of the 5-Year Capital Plan
- ▶ Implemented PRISM for summer projects

PROJECT CONTROLS	ASAP Summary Worksheet NT	Date: 06/11/2006	Page 1 of 11
Activity	Reference	Start	End
PHASE 1 - PRELIMINARY DESIGN			
S-001	START OF PROJECT	01/01/01	01/01/01
S-002	PROJECT DEFINITION	01/01/01	01/01/01
S-003	ISSUE APPROVAL INTY TO AE	01/01/01	01/01/01
A-001	ISSUE PRELIMINARY DOCUMENTS	01/01/01	01/01/01
S-004	ISSUE APPROVAL INTY TO CONTRACTOR	01/01/01	01/01/01
S-005	START OF CONSTRUCTION - PHASE 1	01/01/01	01/01/01
A-002	DESIGN PHASE 1 DOCUMENTS	01/01/01	01/01/01
S-006	START OF CONSTRUCTION - PHASE 2	01/01/01	01/01/01
A-003	DESIGN PHASE 2 DOCUMENTS	01/01/01	01/01/01
S-007	START OF CONSTRUCTION - PHASE 3	01/01/01	01/01/01
C-001	CONTRACTOR START	01/01/01	01/01/01
Phase 1			
C-001	Phase 1 Construction	01/01/01	01/01/01
C-002	Phase 1 - Foundation Construction	01/01/01	01/01/01
C-003	Phase 1 - First Completion	01/01/01	01/01/01
Phase 2			
C-004	Phase 2 Building	01/01/01	01/01/01
C-005	Phase 2 Building	01/01/01	01/01/01
C-006	Phase 2 Building	01/01/01	01/01/01
C-007	Phase 2 Building	01/01/01	01/01/01
C-008	Phase 2 Building	01/01/01	01/01/01
C-009	Phase 2 Building	01/01/01	01/01/01
C-010	Phase 2 Building	01/01/01	01/01/01
C-011	Phase 2 Building	01/01/01	01/01/01
C-012	Phase 2 Building	01/01/01	01/01/01
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C-042	Phase 2 Building	01/01/01	01/01/01
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C-044	Phase 2 Building	01/01/01	01/01/01
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C-079	Phase 2 Building	01/01/01	01/01/01
C-080	Phase 2 Building	01/01/01	01/01/01
C-081	Phase 2 Building	01/01/01	01/01/01
C-082	Phase 2 Building	01/01/01	01/01/01
C-083	Phase 2 Building	01/01/01	01/01/01
C-084	Phase 2 Building	01/01/01	01/01/01
C-085	Phase 2 Building	01/01/01	01/01/01
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C-095	Phase 2 Building	01/01/01	01/01/01
C-096	Phase 2 Building	01/01/01	01/01/01
C-097	Phase 2 Building	01/01/01	01/01/01
C-098	Phase 2 Building	01/01/01	01/01/01
C-099	Phase 2 Building	01/01/01	01/01/01
C-100	Phase 2 Building	01/01/01	01/01/01

FY 2006 Outstanding Service Awards

Hiram Alfonso	Jerry Clough	Vilonese Florestal	Carrie Kelly	Michael Osborne	Luis Santiago
Dale Alleneier	Patricia Coolahan	Steve Fratus	Randy Knowles	Bill Osorio	Pamela Seeley
Al Alomairi	Gene Colson	Ken Fries	David Kroll	Tomas Otriz	Doug Simmons
Diosel Alonso	Rene Corbitt	Claudio Gabrieli	Jim Kunard	Virgilio Ortiz	Craig Singletary
Joe Asen	Mario Correa	Javier Galera	John LaCroix	Don Pait	Roger Smith
Scott Atchley	Brian Cotteleers	Jose Garcia	Chris Lenkey	Anthony Pedone	Mikell Snipe
Consuelo Avila-Ramsey	Dennis Crivaro	Ruy Garcia	Napolean Lockhart	Mel Perez	Oscar Solis
Steve Backhus	Fermin Cruz	Bill Geans	Fredy Lopez	Vince Peterkin	Carig Somero
Mike Baker	Steve Daszczymsk	Lino Gomez	Tinh Louangsiyctha	Marigene Pettry	Felix Sosa
Belinda Bannin	Debbie Dare	Sydell Grimsley	Jonathan Mann	Bill Pinto	Paul Strauss
Michael Bansbach	George Davis	Mike Gunderman	Rickie Mann	Paul Plante	Willie Telfair
Jim Barone	Luther Davis	Roberto Gutierrez	Sonja Martin	Jose Pollitte	Donald Thomas
Lauriann Basel	Steve Davis	Billy Hanford	Celso Martinez	Murphy Porter	Robert Thomas
Nellie Bernard	Terry Dickerson	Ralph Hanford	David McBride	Chuck Prager	David Tiddens
Greg Blackshear	Thomas Donald	Bobby Hearn	Susan McCraine	Inocencio Provenzza	Angela Usher
Doug Bock	Elisine Dorcent	Debbie Heaton	Darren McCrary	Brantley Rawls	Dale Varner
Doug Bradley	Ricardo Dunbar	Carl Henderson	Tommy McFarland	John Reddick	Bard Vermeulen
Pedro Brito	Mike Dupont	Tom Hogarth	Bill McGarry	Sandra Rhategan	Luis M. Villaneuva
Hezekiah Brown	James Edwards	Dean Houvernack	Paul McIndoo	Nellie Rivera	Karen Wagner
Bill Burkle	Petron Elder	Frederick Hubert	Martin Mets	Terry Robinson	Emma Washington
Fred Cahill	Jose Espreo	Ed Jacobus	Ralph Mitchell	Eric Rodberg	Percy Watson
Vince Caracciolo	Pat Evans	Rosa Jean	Antonio Monroy	Edwin Rodriguez	Walter Weston
Angel Cardec	Katie Everman	Marie Jeanty	Anedolie Murat	Tony Rodriguez	Bill White
Jim Cartmill	Rusty Everman	Robert Jennings	Mark Murray	Ruben Ruesta	Jimmy Wicker
Walter Cave	Pat Farnen	Charles Johns	Ron Myers	Charles Ryan	Tim Woodruff
Angelo Chrischilly	Uvaldo Fernandez	Ken Johnson	Steve Needs	Alan Sadoff	Gerald Workman
Wes Christie	Anibal Figueroa	Tim Jones	Bob Newman	Ismael Saenz	Boone Wright
Marcus Clarke	Smith Florestal	Phyllis Karp	Tom Nickens	David Samuels	Eddie Young

FY 2006 Years of Service Awards

5 Years of Service	10 Years of Service	15 Years of Service	20 Years of Service	25 Years of Service
Rosendo D. Acosta	Consuelo Avila-Ramsey	Enrique J. Alvarado M.	Glen Armbruster	Michael S. Bansbach
Hiram Alfonso	James M. Baker	Larry M. Alvarez	Christopher J. Bannin	Jacques H. Brisson
Dhirar S. Alomairi	Newlin C. Bauer Jr.	Dale M. Barnhart	Timothy F. Beam	Billy V. Hanford
Lauri A. Basel	Dawn S. Briggs	Yvon Brisson	Frank H. Bolton	Jerry P. Hankla
William Brown Jr.	Walter W. Cave	William T. Burkle	David C. Burnett	Charles Huggins III
Denis E. Burgos	Frank H. Debogorski	Dennis J. Crivaro	Betsy Carpentier	Scott Jordan
Eugenio Ceballos	Ramon M. DeJesus	Herold Dorvilier	Marcus R. Clarke	Annie G. Kerr
Maritza Cruz	Robert Distefano	Gerardo J. Fernandez	Flor A. Cruz	Joseph W. Maloney
Ruy E. Garcia	Hector M. Esparza	Lee E. Ford	Luis A. Cruz	Gregory W. West
Kristin K. Garrison	Jose L. Espreo	Mark C. Fritz	James C. Edwards	
Donald M. Hotchkiss	Albert Gomez	Kenneth M. Johnson	Hugh M. Foland	30 Years of Service
Alicia D. Johnson	Andrew C. Jackson	Thomas R. Kresak	Shannon C. Hall	Charles E. Bailey
Fredy E. Lopez	James R. Jackson	Tinh Louangsiyotha	Carmen J. Karlman	Royal M. Bridges
Jorge A. Mayor	Iziah Kelson	Cesar A. Merida	Paul R. Kepke	Marianne Herron
Martin A. Mets	Tommy L. McFarland	Ross M. O'Bear	John LaCroix	Debra Lewis
Bernardina G. Montaner	Hubert D. Neal	John P. Parkinson	Glenn C. Lohman	Brian Rasha
Isreal I. Navarro	James M. Nyre	Linda C. Yokota	Thomas W. Lucas	Daniel Reeves
Barry Present	Luis C. Ortega		Scott C. Manchester	
Abis Ramirez	Hector M. Pagan		Alfredo N. Marchese	35 Years of Service
Ana L. Sanchez	Greg P. Ramsey		Linda L. Mark	Jerome Harris
Angela C. Saulberry	Edwin N. Rodriguez		Ronald T. Mattino	
Carol M. St. Cyr	William Rodriguez		Robert L. May	
Alfonso Towns	Robert G. Schaffer		Johnnie McClendon	
Daniel Villalobos	Charles Smith		Susan L. McCraine	
Luis M. Villanueva	Patricia A. Steinkuehler		Hollis R. Mims	
Emma Washington	Neil W. Stewart		Harold L. Momany Jr.	
Lloyd C. Weeks	Bertha A. Zamorano		Fred Pierre	
Arthur O. Wittman III			Rita Ramazio	
			Terry J. Robinson	
			Antonio F. Rodriguez	
			Francisco Rodriguez	
			Linda K. Wagner	
			Gerald Workman	

Note: FY 2006 covers July 1, 2005 thru June 30, 2006