



# 2007 Facilities Management State of the Division and Awards Program

Welcome Facilities Management Team,

September 13, 2007

Here we are again. Another year has passed by, but I am proud to say that the Facilities Management Division has not been sitting by idly while the hands of time tick away. We have been doing some things that some people think public agencies have no business doing. If you listen to some people we are supposed to be stuck in our old bureaucratic ways. We are supposed to be content with our "government jobs" and not rock the boat as we cruise our way into retirement.

Instead, we have been making as many waves as we can. We have broken ground on the first LEED-certified K-12 school in Florida to prove to the world that we care about the environment. We have started a Building Envelope Management Plan to preserve and protect our buildings from water intrusion. We have introduced Graphical Information Systems (GIS) to a number of departments and schools, and brought in our largest class of summer interns ever. And we are not stopping there.

Facilities Management is taking the lead on introducing an Integrated Workforce Management System (IWMS), also known as a CAFM, into the District. This system will revolutionize not just the way work orders are done; it will redefine what a work order is. It will also improve workflow integration between every department in Facilities Management and several other departments outside of the Facilities Division.

We have taken bold new steps towards achieving our goal of becoming a "world-class" organization by reaching for such previously unimaginable things as international accreditation, national awards and leadership positions in industry associations. Our Division is looked upon as a model for others within the School District of Palm Beach County, as well as throughout the state and even the country.

Why are we able to achieve such things? It's because of each and everyone one of you. We have taken a two-pronged approach. First, we are focusing in-house by listening to our team members and helping them by implementing the changes that are necessary to make sure we have the best trained, most highly respected group of professionals around, and then giving them the tools they need to succeed. Second, we are reaching out to measure our policies, procedures and achievements against various industry best practices to learn and to prove to ourselves and others that we are the best at what we do.

We are achieving our goals because of you. Help us to go even farther by making FY 2008 the year Facilities Management went from "good" to "great".

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.
- ▶ Professionally maintained and operated for efficient performance and maximum functionality and comfort.

## AGENDA

Welcome

Pledge & Anthem

Remarks and Introduction

*Joseph Moore, Chief Operations Office*

Comments

*Dr. Arthur C. Johnson, Superintendent*

State-of-Division Address

*Joseph Sanches, Chief of Facilities*

Awards Presentation

*Facilities Management Directors*

Door Prizes

## ***DIVISION of FACILITIES MANAGEMENT FY 2007 Major Accomplishments***

### ***Real Estate Services—Barry Present, Director***

- ▶ Completed 42 individual parcel acquisitions.
- ▶ Completed acquisition / assemblage of land for four (4) Elementary, one Middle, two (2) High Schools and two (2) land bank sites.
- ▶ Acquired 13.21 acres on Stacy Street for the new West Palm Beach Area elementary school campus (06-D) and coordinated with Palm Beach County to create an urban prototype school facility and community service oriented infill development project.
- ▶ Created and implemented a school-based lease training program for the 167 schools in the School District North, South, Central and West areas.
- ▶ During the Fiscal Year 2007/08, Real Estate Services aspires to continue to expand the level of service to our customers both internally and externally with a full spectrum of Real Estate related services .



### ***Maintenance & Plant Operations—Martin Mets, Director***

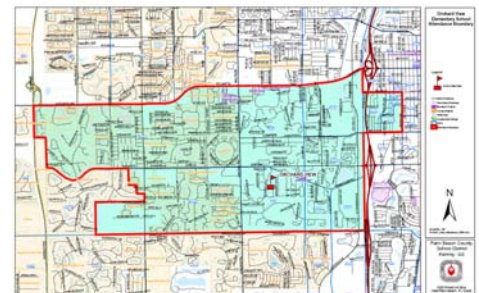
- ▶ The Building Services Section provided over 4,000 hours of hands on custodial procedure training in various schools.
- ▶ Started a pilot program to replace mechanical irrigation timers to comply with the EMS system at Palm Beach Lakes, Lake Worth High, Olympic Heights, Wellington High, and Glades Central.
- ▶ Completed approximately 5,000 painting related work orders.
- ▶ The Appliance Section has provided preventive maintenance to all walk-in coolers, walk-in freezers and kitchen ice machines.
- ▶ The PM Night Crew serviced 78 facilities providing preventive maintenance for air cooled condensers, cooling towers, chillers, condenser pumps, fan coil units, interior exhaust fans, classroom units, motor chilled water pumps, air handlers, café split units, exterior exhaust fans, and replacement of belts.
- ▶ Reconfigured all softball pitcher mounds from 40 to 43 feet to comply with new regulations at all high schools district-wide.
- ▶ The Electrical Shop participates in a preventative maintenance program for parking lot lighting, cutting down the amount of work orders by 90% by proactively identifying and correcting issues before they become a problem to the school.
- ▶ Lights were retrofitted to a more efficient ballast and bulb to increase the amount of light and decrease energy consumption at 6 schools.



- ▶ Oversight of approximately \$7 million in FEMA repairs on brick and mortar, mar-quees, roof repairs/replacements, fencing, covered aluminum walkways, athletic field equipment repairs (scoreboards, bleachers, batting cages, windscreens) and shade structures.
- ▶ Installation of 95 modular buildings.
- ▶ Accomplished nineteen large A/C Projects including replacement of chillers and cooling towers.
- ▶ Implemented Green Cleaning Pilot.

### ***Planning Department—Kristin Garrison, Director***

- ▶ Processed 20 Recreation Assistance Program/Inter-local Agreements totaling over \$1.5 million dollars.
- ▶ Obtained a District-wide GIS Site License to benefit all students, departments and teachers.
- ▶ Transitioned from an expensive software that created the 5-Year Plan to an in-house system, saving more than \$10,000/year.
- ▶ Chaired committee that developed the new Address Verification Policy; as well as Breeze training.
- ▶ Converted from a hard copy distribution of the 5 year plan to an interactive web based version saving more than \$4,000 a year.
- ▶ Created an Address Look-up Tool for school center staff.
- ▶ Obtained \$3.2 million for sidewalks via the Safe Path to School Program.
- ▶ Reviewed approximately 116 school concurrency applications totaling approximately 18,012 new units.

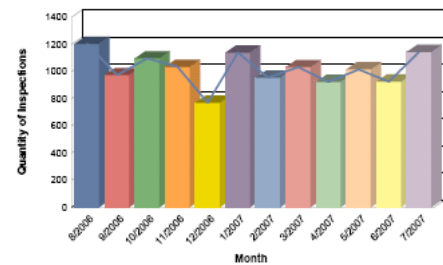


## ***Building Department—Thomas Hogarth, Director***

- ▶ Performed 12,207 Building Inspections.
- ▶ Reviewed 1,246 Submittals.
- ▶ Maintained a 13.97 Day Average Submittal Review.
- ▶ Documented 7,579 CSIR violations plus many more that were corrected between draft and final inspections.
- ▶ Reduced the number of Pre-CSIR Violations found at the conclusion of new projects.
- ▶ Submitted 20 proposed code modifications to the Florida Building Code (more than any other state educational entity including the DOE).
- ▶ Submitted over 200 proposed modifications to the 2007 Draft SREF.
- ▶ Hosted 12 “Lunch and Learn” programs and one full day session offering a total of 21 hours of training.

**The School District of Palm Beach County**

Building Department Inspections



## ***Environmental Control Office—Chris Skerlec, Director***

- ▶ 1 Hydraulic vehicular lift removed
- ▶ 2 Fuel tanks removed
- ▶ 3 Elevators removed
- ▶ 6 Burrowing owls relocated
- ▶ 10 Schools Added to Asthma Friendly Program
- ▶ 15 Schools tested for Radon
- ▶ 17 Concretables tested for Radon
- ▶ 25 Environmental Pre-purchase audits
- ▶ 44 Residential structures demolished
- ▶ 47 New workers trained in Asbestos Awareness
- ▶ 49 Asbestos abatements performed
- ▶ 50 Acres of upland preserves maintained
- ▶ 52 Acres of wetlands maintained
- ▶ 85 Indoor Air Quality projects handled
- ▶ 86 School Buildings demolished
- ▶ 97 Drums of hazardous waste disposed of
- ▶ 148 Asbestos inspections performed
- ▶ 256 Portables demolished
- ▶ 262 Asbestos roof surveys performed
- ▶ 413 Complaints investigated
- ▶ 625 Gallons of photo waste recycled
- ▶ 2,140 Pounds of latex paint properly disposed of
- ▶ 3,000 Tons of paper recycled, resulting in ~\$300,000 savings
- ▶ 106,477 Pounds of PCB light ballasts disposed of
- ▶ 121,775 Fluorescent bulbs recycled.



## ***Program Management —Warren Haan, Acting Director***

- ▶ Completed construction on 3 new schools (Turning Points Academy, Emerald Cove MS and 03-X).
- ▶ Completed 9 modernization projects (Berkshire ES, D.D. Eisenhower ES, Rolling Green ES, Barton ES, Boca Raton MS, Congress MS, Palm Springs MS, J.F. Kennedy MS, John I. Leonard HS).
- ▶ Completed 8 major additions (Boca Raton HS, Village Academy, Indian Pines ES, Panther Run ES, Liberty Park ES, Jerry Thomas ES, Limestone Creek ES, Coral Sunset ES).
- ▶ Helped earn District design and construction awards for Palm Beach Public, Seminole Ridge HS, Atlantic HS, Palm Springs MS and L.C. Swain MS.
- ▶ Completed dozens of minor projects including covered walkways, classroom divides, playgrounds, computer labs, parking lots, fencing and relocations.



## ***Project Controls—John Andrews, Director***

- ▶ Established Access Database for accumulating of historical costs.
- ▶ Achieved significant cost savings on construction change requests.
- ▶ Working with Program Management to make files easily accessible in Stellent.
- ▶ Established an invoice tracking system that provides Prompt Payment Reports monthly.
- ▶ Made Master Schedule available in different formats (Tabular and Graphics) for all major projects in the Capital Improvement Program as per the 5 year plan.

## ***FY 2007 Outstanding Service Awards***

|                              |                          |                           |                            |                           |                           |
|------------------------------|--------------------------|---------------------------|----------------------------|---------------------------|---------------------------|
| <i>Onsiel Abalo</i>          | <i>Jacques Brisson</i>   | <i>Donna Goldstein</i>    | <i>Mary Sue Keenan</i>     | <i>Jennifer McKim</i>     | <i>George Solli</i>       |
| <i>Hiram Alfonso</i>         | <i>Pedro Brito</i>       | <i>Luis Gonzalez</i>      | <i>Emmett Ben Kendrick</i> | <i>John Molina</i>        | <i>Paul Strauss</i>       |
| <i>Oscar Alfonso</i>         | <i>Ken Brown</i>         | <i>Randall Grandberry</i> | <i>Randy Knowles</i>       | <i>Mark Murray</i>        | <i>Arnie Steiner</i>      |
| <i>Dale Allemeyer</i>        | <i>Karen Burgos</i>      | <i>Tom Grigorio</i>       | <i>Tom Kresak</i>          | <i>Tally Nichols, Jr.</i> | <i>George Sterner</i>     |
| <i>Al Alomairi</i>           | <i>Miguel Bustos</i>     | <i>Roberto Gutierrez</i>  | <i>Joe Krezeminski</i>     | <i>Tally Nichols</i>      | <i>David Swan</i>         |
| <i>Diosdel Alsonzo</i>       | <i>Dave Burnett</i>      | <i>Michael Hall</i>       | <i>Jim Kunard</i>          | <i>Tony Pedone</i>        | <i>Ed Thomas</i>          |
| <i>Enrique Alvarado</i>      | <i>Fred Cahill</i>       | <i>Jerry Hankla</i>       | <i>John LaCroix</i>        | <i>Dao Phan</i>           | <i>Trevor Thomas</i>      |
| <i>Jeff Amaschu</i>          | <i>Jim Cartmill</i>      | <i>Carl Henderson</i>     | <i>Eileen Lacey</i>        | <i>William Pinto</i>      | <i>Angela Usher</i>       |
| <i>Robert "Bob" Ashworth</i> | <i>Gene Colson</i>       | <i>Randy Herring</i>      | <i>Ken Lavker</i>          | <i>George Pollard</i>     | <i>Juan Vargas</i>        |
| <i>Consuelo Avila-Ramsey</i> | <i>Charlie Cromartie</i> | <i>Joe Hinkofer</i>       | <i>Jorge Lorenzo</i>       | <i>Mario Potosme</i>      | <i>Mariluz Vazquez</i>    |
| <i>Lauriann Basel</i>        | <i>Ben Davis</i>         | <i>Pamela Horvath</i>     | <i>Rickie Mann</i>         | <i>Stacie Renay</i>       | <i>Brad Vermuelen</i>     |
| <i>Tim Bean</i>              | <i>George Davis</i>      | <i>Dave Janiec</i>        | <i>Jerome Mapp</i>         | <i>Edwin Rivera</i>       | <i>Orlando Villanueva</i> |
| <i>Garrett Bell</i>          | <i>Lori Dezago</i>       | <i>Hector Jimenez</i>     | <i>Steve Mark</i>          | <i>Nellie Rivera</i>      | <i>James Wata</i>         |
| <i>Larry Bell</i>            | <i>Lori Dornbusch</i>    | <i>Charles Johns</i>      | <i>Stacey Marshall</i>     | <i>Terry Robinson</i>     | <i>Scott Whalen</i>       |
| <i>Sandy Bingham</i>         | <i>Octavious Edwards</i> | <i>John Jones</i>         | <i>Tim Martin</i>          | <i>Tony Rodriguez</i>     | <i>Lou Wark</i>           |
| <i>Greg Blackshear</i>       | <i>Sam Edwards</i>       | <i>Rick Jones</i>         | <i>Jorge Mayor</i>         | <i>Don Rush</i>           | <i>Randall Warthen</i>    |
| <i>Doug Bock</i>             | <i>Rusty Everman</i>     | <i>Tom Jones</i>          | <i>Danny Mennard</i>       | <i>Luis Santiago</i>      | <i>Scott Willey</i>       |
| <i>Frank Bolton</i>          | <i>Gerry Fitzpatrick</i> | <i>Jimmy Johnson</i>      | <i>Martin Mets</i>         | <i>Harley Saxon</i>       |                           |
| <i>Joe Bongiorno</i>         | <i>Robert Flynn</i>      | <i>Scott Jordan</i>       | <i>Ralph Mitchell</i>      | <i>Joyell Shaw</i>        |                           |
| <i>Jim Bowen</i>             | <i>Victoria Franklin</i> | <i>Richard Kane</i>       | <i>Gary Mitten</i>         | <i>Dennis Shea</i>        |                           |
| <i>Roy Bridges</i>           | <i>Claudio Gabrieli</i>  | <i>Phyllis Karp</i>       | <i>Paul McIndoo</i>        | <i>Ed Singletary</i>      |                           |

## ***FY 2007 Years of Service Awards***

### **5 Years of Service**

*Jose Abraham  
Diosdel Alonso  
Nella Bernard  
Mark Black  
Jean Chery  
Amanda Cotter  
Ronald Fawley  
Arturo Figueroa  
Rafael Garcia  
Felix Gari  
Donna Goldstein  
Suzanne Guthart  
Thomas Hogarth  
Enrique Ibarra  
Jimmy Johnson  
Carlos Lemos  
Curtis Lenkey  
Darren McCrary  
Jorge Perez  
Joseph Sanches  
Samuel Sanchez  
Julio Sierra  
Maria Soto  
John Vos  
Hermogenes Zapata*

### **10 Years of Service**

*Scott Atchley  
James Barton  
Prakash Boodoo  
Angelo Chischilly  
Haydee Cuartas  
Petron Elder  
Barry Hedges  
McKindley Jenkins  
Timothy Jones  
Dennis McCabe  
James McIntyre  
John Miller  
Robert Newman  
Inocencio Provenzza  
Patrick Raney  
Stacie Renay  
Nereida Rivera  
Manuel Rivera Pierola  
Henry Romero  
Donald Rush  
Ramona Thompson  
David Tiddens*

### **15 Years of Service**

*Stephen Backhus  
Robert Flynn  
Edmund Karwacki  
Luther Lawson  
Valbrune Saintelus*

### **20 Years of Service**

*David Billings  
Jesse Bingham  
Dana Briggs  
Pedro Brito  
Johnny Brown  
Augusto Carballo  
Cheneque Camille  
Wesley Christie  
Luther Davis  
Jorge Figueroa  
Michael Harvey  
Lee Kapp  
David Karlman  
Kevin McDowell  
Dennis Shea  
Diana Tiffenberg  
Dean Urbaniak  
Ramon Vazquez  
Rafael Vila*

### **25 Years of Service**

*Ben Davis  
Charles Dean  
Robert Jennings  
Rickie Mann  
Joseph Mineo  
Andre Peterson  
James Pickering*

### **30 Years of Service**

*Anthony Angelora  
Danny Mosley  
Bobby Rozier  
Cynthia Sanders  
Larry Tower*

### **35 Years of Service**

*Gregory Blackshear*