

Board Brief

Date: March 1, 2019

For ACTION: _____
For INFORMATION: X
Board Agenda: Yes _____
No X

FROM: Anita Cordova, Acting Director of Educational Facilities

THROUGH: Mignon R. Anthony, Chief Operating Officer
Gregory C Hutchings, Ed.D., Superintendent of Schools

TO: The Honorable Cindy Anderson, Chair, and Members of the Alexandria City School Board

TOPIC: Educational Facilities Audit Update

BACKGROUND:

Following the results of a Risk Assessment of ACPS, the School Board approved funding in the FY2016 Combined-Funds Budget for an internal audit program in the following areas: Procurement, Facilities and Payroll. The School Board awarded a contract to Gibson Consulting Group in spring 2016.

The Facilities audit was conducted from April 2017 through August 2017 with substantial completion of the Final Audit Report in October 2017. The audit focused on four major sections: Facilities Planning and Management; Facilities Maintenance; Custodial Services; Grounds Management.

Findings and recommendations were based on analysis of data and interviews with school division leadership, educational facilities staff, school principals, custodial and maintenance workers and site visits. Site visits included George Mason Elementary School, Samuel Tucker Elementary School, George Washington Middle School, TC Williams High School, and the ACPS Maintenance Shop. This presentation provides an update on this area of the audit.

SUMMARY:

Progress continues on addressing the recommendations of the 2017 Gibson Facilities Audit. Notably, Educational Facilities is moving forward on developing a long term Facilities Management Plan, the bedrock of which is the updated assessments of our schools and support facilities. This work is occurring during this fiscal year and will establish an updated direction for future investments in and modernization of our schools. The assessment approach was modified to include two approaches: Targeted Condition Assessments (TCA) and the every 5-year Facility Condition Assessments (FCA) instead of only the FCA's. Both Assessments will carefully inform the next two years' CIP and operating budgets.

Targeted Condition Assessments will provide focused and in-depth multi-system evaluations for schools where consistently high records of poor building performance and multiple building system issues exist. These buildings have already been identified as having significant need, but none, except for the Transportation Center, are slated for modernization within the next five years. The purpose of the TCA is to identify the root cause of complex building problems where repairs of individual failures have not remedied chronic conditions of the school and where the standard for warm, safe and dry conditions have become increasingly difficult to maintain.

At ACPS facilities not receiving TCAs, the causes and solutions of issues have been clearly identified through the past FCA and through work orders and ongoing repair analyses. This work is already scheduled for design and repair with current and the next few years' CIP funding requests.

The five facilities recommended for the TCAs include: George Washington Middle School, Cora Kelly Elementary School, George Mason Elementary School, Matthew Maury Elementary School, and the ACPS Transportation Center. These studies will be complete before June 2019 for a final report out to the Board.

Facility Condition Assessments (FCA) were postponed from last fall in order to ensure that the scope of work is inclusive of all aspects that can be included in this work. Not only will our updated FCA prioritize our facilities by establishing an industry based FCI (Facilities Condition Index), the deliverable will also address a catalogue and update specification information and properly document and inform our life cycle program ACPS integrated facilities preventive maintenance program. The Facilities Condition Assessment work will begin in late spring with the intention of completion by October 2019 in time for the FY2021 budget development process.

In the areas of staffing, with the recent Board's approval of our Combined Funds Budget, we will be implementing our plan for enhanced quality assurance and oversight of our contracted facility maintenance and repair services. This includes a staff position dedicated to quality assurance and oversight as was indicated and intended by recommendation in the Gibson Audit.

In the area of work order management, the FY2019 budget provides us with the resources to pursue enhancements of School Dude (work order management system) and the Work Controller/Quality Assurance program. The optimal implementation of these areas may be assessed within the FCA study to ensure that the most up-to-date planning and processes are being implemented.

In the second quarter, ACPS advertised and selected an Energy Manager. However, the selection did not materialize and the vacancy is currently being re-advertised.

The transition to contracted custodial services was approved with the Combined Funds Budget. ACPS Operations, Human Resources and Principals are working together to ensure a smooth transition for the affected custodial staff. In addition, Operations and the Principals are working with Procurement to quickly solicit, evaluate and select a custodial services contractor and also ensure that the affected custodians have options within ACPS. The estimated award date for this new contract is May 2019.

RECOMMENDATION: The Superintendent recommends the School Board review the facilities management update.

ATTACHMENTS: none

CONTACT: Anita Cordova, Acting Director of Educational Facilities, 703-619-8289