

# Facilities Update

*June 27, 2018*



# Agenda

- Integrated Facility Management (IFM) Recap
- Blitz Inspections & Other Performance Metrics
- Add'l Oversight & Accountability Measures for SY 18-19
- Final IFM Transition Timeline
  - Includes RFP recommendation



# Integrated Facility Management

## WHAT IS IFM?

- A vertical management model that aligns all facility services under one provider
- Creates greater efficiencies in managing all areas of facilities including custodial, engineering, maintenance repairs, emergency repairs, engineer scheduling, custodial scheduling, equipment and supply purchasing, pest management, landscaping and snow removal
- Aligning the services under one provider removes silos and some of the barriers to success that exist within the older CPS managed model.

## BENEFITS OF MODEL:

### **Better Principal/School Relations**

Principal survey responses utilizing IFM model show a significantly higher Principal satisfaction rating vs those with the custodial services only model.

### **Improved Health Inspection Results**

Health inspection audits show a significant improvement under the IFM model vs those with the custodial services only model

### **Increased On-Site Management**

Moving from a 1 to 20 schools building manager ratio to a 1 to 5 ratio

### **Better Data Management Resources**

Both IFM Vendors and CPS Quality Assurance team will be using computer management systems and web based systems to collect, manage and report on performance

# Blitz Inspections & Other Performance Metrics

## Original 125 Schools

- Non-IFM schools
- 90 schools did not pass

## Current Blitz Inspections

- Finishing remaining blitz inspections by month's end
- YTD, IFM schools are passing inspections at 20 percentage points better than non-IFM schools

## Other Metrics

- Higher principal satisfaction at IFM schools compared to non-IFM schools
- Routine and preventative maintenance completion rates measurably better at IFM schools compared to non-IFM schools

### BLITZ INSPECTION CATEGORIES

Restrooms	Cleaning & Sanitation Measures
Food Temperatures	Garbage Storage & Disposal
Food Storage & Handling	Food Service & Vending Equip.
Dry Storage	Employee Space Organization
Sanitation Certification & CDPH Report	Basement / Engineering Areas
All rooms, closets, offices, gym & auditorium	Safety
Pest Control	Baseline Data Points
Utensils & Equipment	

### BLITZ SCHEDULE

Create Blitz schedule for balance of district	FEBRUARY 12 – COMPLETED
Conduct Blitz training for broader inspection group	APRIL 11 - COMPLETED
Start blitz inspections	APRIL 24TH – JUNE 30TH
Review/report/corrective actions	ONGOING



# Add'l Oversight & Accountability Measures for SY 18-19

- Department Strategy Re-Focus
  - Hiring Quality Assurance Team
  - Will inspect each school once a month
  - Will meet with Principal of each school/dedicated schedule
- New standard operating procedures (e.g. Supplier Corrective Action Response; SCAR)
- Revising vendor service-level agreements
- Fees at risk will begin being assessed against vendors for non-compliance
- Regular monthly meetings with vendor and CPS Leadership



# IFM Recommendation

Three companies returned responses – ABM, Aramark and Sodexo

## Committee Recommendation

- Sodexo – Continue within current Zone 00, and award Zone 3 and Zone 4
- 3 Year Contract, with 2 (1) year options to renew
- Not-to-exceed \$168.6 million

Vendor	Recommend. New Zones	Current Zones
Sodexo	00,3,4	00,6,7,10,13
Aramark	None	1,2,5,8,11,12

