

Merrett R. Stierheim, Superintendent of Schools

**SUBJECT: AUTHORIZATION TO ISSUE A REQUEST FOR PROPOSALS FROM PRIVATE MAINTENANCE MANAGEMENT FIRMS TO PROVIDE SERVICES FOR THE MIAMI-DADE COUNTY PUBLIC SCHOOLS FACILITIES MAINTENANCE AND OPERATIONS DEPARTMENT**

At the School Board meeting of June 19, 2002, Agenda Item Revised Replacement A-1, the Board authorized the appointment of the Interim Chief Facilities Officer (Maintenance) to the position of Region Superintendent, Region VI, creating a management vacancy in a department whose performance needs improvement. The position for Chief Facilities Officer (Maintenance) was advertised nationally.

On May 28, 2002, the Interview Committee for this position convened and determined that none of the five candidates were qualified to continue in the selection process. The need for improvement in maintenance has been publicly discussed in various forums and globally agreed upon. The Office of Program Policy Analysis and Governmental Accountability (OPPAGA), the Auditor General, the Union Coalition, and more recently, the Land Acquisition & Facilities Oversight Advisory Board (OAB) all concur with my concerns as well.

The purpose of the Request For Proposals (RFP) is to obtain management services from a private sector maintenance management firm with a positive track record and experience in educational facilities maintenance. The selected firm would manage the M-DCPS Facilities Maintenance and Operations Department, in lieu of a departmental director. The designated director from the selected company would report to the Chief Business Officer and the Superintendent, functioning as a member of staff while under contract with the selected company. There are several national firms that specialize in these services who can compete for this contract.

The Selection Committee will consist of the following members:

- School Board Member appointed by the Chair of the School Board (1).
- Private industry executives appointed by the Superintendent, one of whom will be a member of the OAB (3).
- The Executive Assistant to the Superintendent, Strategic Initiatives.
- The Chief Financial Officer.
- The Chief Personnel Officer.
- Representatives from the office of Business Operations (2).
- Representative from the Division of Business Development and Assistance (1).
- Representatives from the Union Coalition (3).
- A representative from the School Board Attorney's Office (non-voting).
- A representative from Procurement and Materials Management (non-voting).

The Selection Committee will submit its recommendations as to the preferred firm(s) to the Superintendent of Schools for his review.

The final selection of the management firm will be made by The School Board of Miami-Dade County, Florida, following a recommendation from the Superintendent.

The estimated timeline for implementation of the RFP is as follows:

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| • Procurement Contract Review Committee       | July 10, 2002      |
| • Request for Board Approval to Issue RFP     | July 10, 2002      |
| • Mailing and Advertising of RFP              | July 15, 2002      |
| • Opening of Proposals                        | August 15, 2002    |
| • Evaluation Completed by Selection Committee | August 20, 2002    |
| • Oral Presentations, if required             | August 23, 2002    |
| • Recommendation to School Board for Approval | September 11, 2002 |

A copy of the Request For Proposals will be forwarded to the Board under separate cover and will be on file in the Office of the Board Recording Secretary and the Citizen Information Center.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida:

1. authorize the Superintendent to issue a Request For Proposals to provide management services for the M-DCPS Facilities Maintenance and Operations Department; and
2. approve the Selection Committee that will review the proposals for approval by the Superintendent and subsequent submission to the School Board for the final approval; and
3. authorize the Chair to appoint a School Board Member to participate in the Selection Committee.