

Mr. Agustin J. Barrera, Member

**SUBJECT: DIRECT THE SUPERINTENDENT TO CREATE COMMITTEES FOR THE PURPOSE OF EVALUATION AND RECOMMENDING TO THE BOARD CHANGES TO THE FACILITIES MANAGEMENT DEPARTMENT.**

**COMMITTEE: FACILITIES MANAGEMENT**

Since the inception of the Bond Program in 1988 Miami Dade County Public Schools has constructed 'xxx' new schools, 'xxx' major additions and renovations projects, an increase 'xxx' new student stations. Much of this work was accomplished through MBE/DBE programs, the district in its effort to support the small business in the District actually hurt many small businesses by burdening them with too much work and thus setting up many small businesses for failure. The District has management staff from the 1988 Bond Program that have first hand experience in the dos and don'ts of how to run a successful construction program. Furthermore changes in legislation have allowed the District to implement pre-qualification and debarment procedures that ensure that qualified, experienced contractors perform work in our schools. The legislature creating the position of Building Official will allow the district to improve the quality of the inspections by using its staff versus contracting out to a private for profit company. In addition the District currently utilizes four different types of project delivery methods; traditional low bid contract, design build contract, construction management at risk and job order contracts. The creations of the School Site Planning and Construction Committee and Advanced Planning Department have the District in the right direction in addressing the future needs of the District in the area of planning and land procurement. These are only the major changes that the district has implemented in a continuing effort to reform the Facilities Management Department.

The district is currently being criticized for spending too much money per square foot for construction, having too many employees on the payroll in the Facilities Management Department. As well as the overall procedures that are in place for the construction of new school facilities. In dealing with the cost of construction there are two items that will be presented to the Board in April for consideration, the first is for staff to prepare a report comparing the program space and square footage allocation between Districts. The second being a comparison with the minimum State requirements for construction materials and what we provide as a district compared to other districts. These reports will accomplish the following; identify to the public how the District spends construction dollars, provide the data that may be used in making our programs more efficient and give the Board the necessary information to maximize how dollars are spent.

Ultimately to truly reform the Facilities Management Program there must be a clear and defined process by which to evaluate the individual components. We must review the selection practices for Architects, Engineers and Contractors, ensure that the process is fair and that we select the best qualified firms to do our work. This includes creating a DBE Program that takes into account our lessons learned from our Bond Program and create a Model Program for other School Districts and States to follow. Selection processes that will reward the firms that do good quality work on time and budget and penalize those companies that do not perform. Review the various project delivery methods that we are using today and how they are being used, the success and failures of each. Review State Statues to determine if other project delivery methods are available to us or any modifications to existing statues. Create a training program for staff and Architects, Engineers and Contractors who are doing work or want to apply for work in the District, clearly defining the districts expectations. The baseline will be the current Facilities Management structure and the best practices learned in the construction retreat held earlier this year.

This item does not appear on the published item. The good cause for varying from the published agenda is that it is essential that this process begin as soon as possible in order to create a committee to evaluate and recommend changes to the Facilities Management Department.

**ACTION PLAN PROPOSED BY  
AGUSTIN J. BARRERA:**

That The School Board of Miami-Dade County, Florida direct the Superintendent to do the following:

1. Create individual committees to review the policies and procedures, current and projected workload, current and projected manpower requirements and establish the most efficient work plan that meets the needs of the district in the following four areas:
  - A/E Selections
  - Advanced Planning
  - Building Department
  - Facilities Construction
2. The recommended make up of the committees is as follows;
  - Superintendent or designee.
  - Staff member in charge of the individual departments described above.
  - An Advisory Board member.
  - Board Appointees; Comprising of Citizens, Representatives of Organizations, i.e. AIA, GMCC, etc... or Professionals not currently doing work in the district.
3. The time frame for the committees is as follows; in place by May 1, 2003, no more than 4 meetings, one orientation meeting to define scope and assign tasks, two working sessions to exchange findings and one final meeting to prepare recommendations for July Board meeting.