

# Good Maintenance

Jal HS – Built 1952, Addition 1978



Total M&O less util.  
\$3.95/sf FY09



McCoy ES, Aztec - Built 1954, Addition 1999



Total M&O less util.  
\$5.17/sf FY09



# Bad Maintenance

Fairview ES, Española – Built 1965, Renovated 1990



Total M&O less util.  
\$8.10/sf FY09



Mike Sena ES, Las Vegas City - Built 1956, Addition 1995



Total M&O less util.  
\$4.34/sf FY09



# Bad Maintenance

Pablo Roybal ES, Pojoaque - Built 1992, Addition 2004



Total M&O less util.  
\$5.28/sf FY08



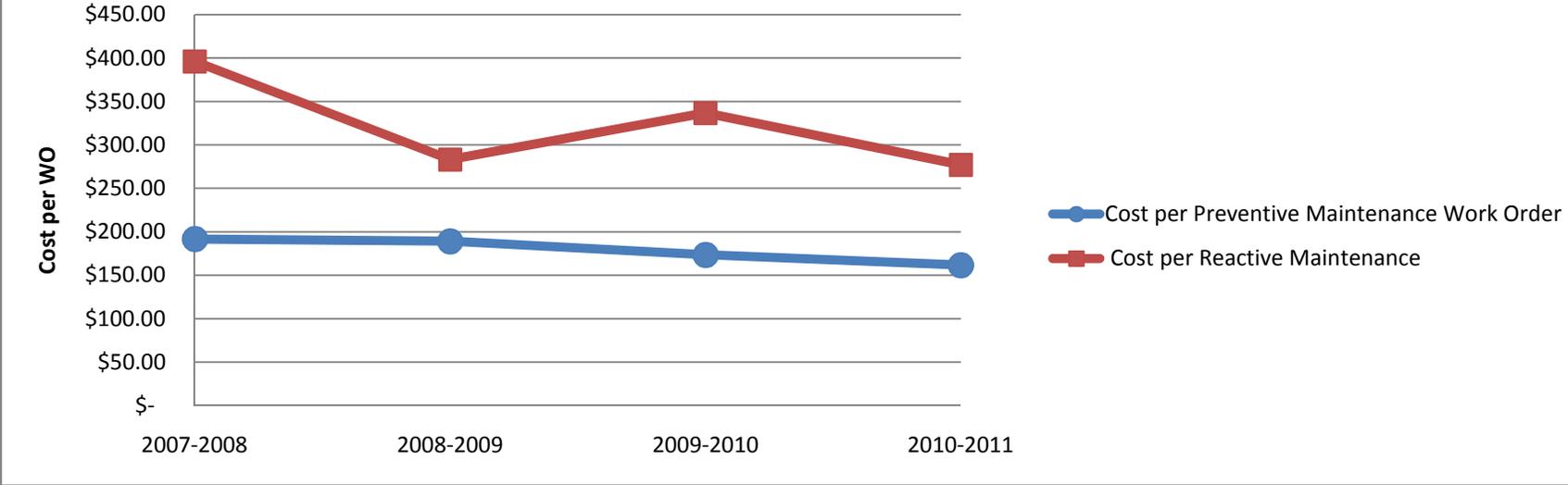
Edgewood ES, Moriarty – Built 2000, Addition 2003



Total M&O less util.  
\$4.31/sf FY09



## Preventive Maintenance Cost vs. Reactive Maintenance Cost



Fiscal Year	Cost per Preventive Maintenance Work Order	Cost per Reactive Maintenance
2007-2008	\$ 191.73	\$ 396.11
2008-2009	\$ 189.15	\$ 283.23
2009-2010	\$ 173.52	\$ 336.71
2010-2011	\$ 161.76	\$ 277.13

## **FMAR Definitions/Criteria:**

The recommended rating criteria changes suggest a clearer distinction between all categories. Maintenance Service Levels as recommended by APPA and modified by PSFA Maintenance.

**OUTSTANDING:** Showpiece Facility = Maintenance activities demonstrate a **highly** focused culture. Typically, equipment and building components are fully functional and in excellent operating condition regardless of age. Service and maintenance calls are responded to immediately. Buildings and equipment are regularly upgraded, keeping them current with modern standards and usage.

**GOOD:** Comprehensive Stewardship = Maintenance activities are focused and reporting provides continuous improvement. Equipment and building components are usually functional and in operating condition. Service and maintenance calls are responded to in a timely manner. Buildings and equipment are regularly upgraded, keeping them current with modern standards and usage. There are no hazardous issues/problems noted and **all** discrepancies are **previously** documented in a Work Order **prior to assessment**.

**SATISFACTORY:** Managed Care = Maintenance activities appear organized with direction but are people-dependent. Equipment and building components are mostly functional, but they suffer occasional breakdowns. Service and maintenance call response times are variable and sporadic without apparent cause. Buildings and equipment are periodically upgraded to current standards and usage, but not enough to control the effects of normal usage and deterioration. Issues and problems are identified and acknowledged through an active, on-going Work Order.

**MARGINAL:** Reactive Management = Maintenance activities appear to be somewhat organized. Equipment and building components are frequently broken and inoperative. Service and maintenance call response times are variable and sporadic without apparent cause. Deteriorating systems continue unabated making buildings and equipment inadequate to meet present usage needs. Issues and problems are not identified or acknowledged through an active Work Order. Issues and problems are capable of becoming a hazard.

**POOR:** Crisis Response = Maintenance activities appear chaotic and without direction. Equipment and building components are routinely broken and inoperative. Service and maintenance calls are usually not responded to in a timely manner. Normal usage deterioration continues unabated making buildings and equipment inadequate to be fully functional. Issues and problems are not identified or acknowledged through a Work Order or Maintenance log. Issues and problems are capable of becoming a hazard.

August 30, 2011

# Facility Maintenance Assessment Report - 2010

Rows:	Columns:	D	E	F	G	H	I	J	K	L	M	N	
3	<b>School District:</b>	Penasco								<b>School:</b>	Penasco High School		
4	<b>District Representative(s):</b>	Gabe Gonzales, Supt. Valdez								<b>Date:</b>	October 6, 2010		
5	<b>PSFA Representative(s):</b>	Irina Ivaskova, Les Martinez								<b>Weather:</b>	Clear and Mild		
6													

Item	Weight	Performance Level					Deficiency Factors		Calculated Score	Performance Deficiencies	Instructions: 1. Click on cell D3, then click the drop-down arrow in RH corner, then select the <b>District name</b> . 2. Click on cell N3, then click the down-down arrow in RH corner, then select the <b>School name</b> . 3. Enter <b>Date</b> , <b>Weather</b> and the names of every <b>Representative</b> and <b>Contact</b> that is present. 4. In rows 9 - 30, enter one <b>X per row</b> in columns E:I for the <b>Performance Rating</b> . 5. In rows 9 - 30, columns J:K : enter one <b>X per row IF</b> Deficiency Factors exist. 6. Column <b>M</b> : supporting comments can be entered for each category <b>Comments</b>
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5			
<b>Site</b>	Roadway/Parking	3			X				-5.25	Signage in place, overall grounds clean and all construction areas fenced off. Site utilities locked and secure, asequia has been lined with concrete to help with drainage issues, which district continues to address.	
	Site Utilities	5		X					-5.25		
	Playgrounds/Athletic Fields	5			X				-8.75		
	Site Drainage	8		X					-8.4		
	Sidewalks	2			X				-3.5		
<b>Building Exterior</b>	Grounds	2			X				-3.5		
	Windows/Caulking	3		X					-3.15		
	Walls/Finishes	5			X				-8.75		
	Entryway/Exterior Doors	7		X					-7.35		
<b>Building Interior</b>	Roof/Flashing/Gutters	10			X				-17.5	Hi-dusting of exhaust vents and areas above 72"	
	Walls/Floors/Ceilings/Stairs	3		X					-3.15		
	Interior Doors	3		X					-3.15		
	Restrooms	3		X					-3.15		
<b>Building Equipment and Systems</b>	Housekeeping	4		X					-4.2	Currently under Fire Watch because of construction Fire Extinguishers not in place due to students discharging them. Recommend close oversight and supervision by school staff.	
	Electrical Distribution	3		X					-3.15		
	Lighting	5		X					-5.25		
	Fire Protection Systems	10			X		X		-26.25		
	Equipment Rooms	2		X					-2.1		
	Heating/Cooling/Ventilation	10		X					-10.5		
	Air Filters	5		X					-5.25		
<b>Maintenance Management</b>	Kitchen Equipment/Refrig	2		X					-2.1	Recommend development of PM schedules for eyewash stations and emergency showers. Recent PM Plan update good, FIMS use has fallen due to construction, backlog quite large, recommend cleaning up old and past due PM work orders. Facility Master plan being developed and there was no reference to Energy management in old FMP, there is reference to this subject in the District Maintenance Plan.	
	Plumbing /Water Heaters	6			X		X		-15.75		
	PM Plan	10		X					-10.5		
	FIMS and Equipment Data	7				X			-21		
	Staff Development	5			X				-8.75		
	Maintenance Safety	5			X				-8.75		
Maint. Contractor Oversight	5		X					-5.25			
Facility Master Plan (Renewal)	3			X				-5.25			
		<b>141</b>								<b>-214.9</b>	<b>Other district contacts who were present during the site visit:</b>
<b>Values in the Weight Column:</b> 1 = lowest value/risk 10 = highest value/risk											
									<b>Total Score =</b>	<b>785.1</b>	
									<b>Overall Rating =</b>	<b>78.5%</b>	

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1 % to 90%
Satisfactory	70.1 % to 80%
Marginal	60.1 % to 70%
Poor	≤ 60%

Deficiency Factors			Total Score	785.1
Life Safety, Health or Property Loss Exposure Multipliers				
Minor Deficiency	1.5	Potential Threat and No work order		
Major Deficiency	3.5	Immediate Threat and No work order		

# Facility Maintenance Assessment Report - 2010

Rows:	Columns:	D	E	F	G	H	I	J	K	L	M	N	
3	<b>School District:</b>	Pojoaque								<b>School:</b>	Pojoaque High		
4	<b>District Representative(s):</b>	Carlos Martinez, Roger Maestas								<b>Date:</b>	December 16, 2010		
5	<b>PSFA Representative(s):</b>	RH,LM								<b>Weather:</b>	Rain snow mix		
6													

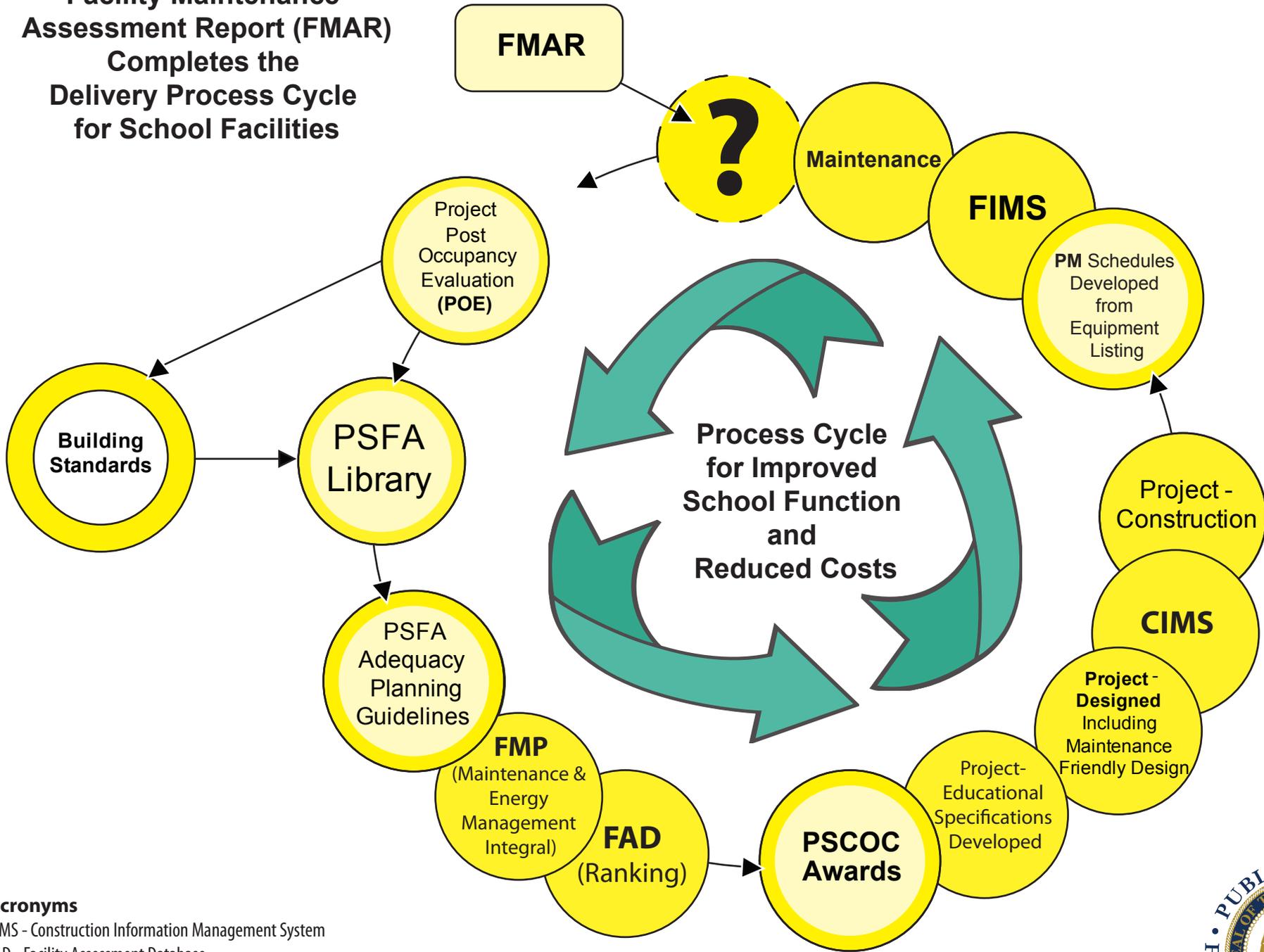
Item	Weight	Performance Level					Deficiency Factors		Calculated Score	Performance Deficiencies	Instructions: 1. Click on cell D3, then click the drop-down arrow in RH corner, then select the <b>District name</b> . 2. Click on cell N3, then click the down-down arrow in RH corner, then select the <b>School name</b> . 3. Enter <b>Date</b> , <b>Weather</b> and the names of every <b>Representative</b> and <b>Contact</b> that is present. 4. In rows 9 - 30, enter one <b>X per row</b> in columns E:I for the <b>Performance Rating</b> . 5. In rows 9 - 30, columns J:K : enter one <b>X per row</b> <b>IF</b> Deficiency Factors exist. 6. Column <b>M</b> : supporting comments can be entered for each category
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5			
<b>Site</b>	Roadway/Parking	3			X				-5.25		
	Site Utilities	5			X				-8.75		
	Playgrounds/Athletic Fields	5			X				-8.75		
	Site Drainage	8			X			X	-21	Sidewalks broken and damaged west side by gym, tripping hazard, also washed out.	
	Sidewalks	2				X		X	-10.8		
Grounds	2			X				-3.5			
<b>Building Exterior</b>	Windows/Caulking	3			X				-5.25		
	Walls/Finishes	5				X		X	-27	Wall on south end deteriorating	
	Entryway/Exterior Doors	7				X		X	-37.8	Doors on east side need door sweeps and are binding, door hardware problems throughout.	
	Roof/Flashing/Gutters	10				X			-126	Roofleaks in AD office, and on NW side of gym causing some floor damage. Visible tears on roof.	
<b>Building Interior</b>	Walls/Floors/Ceilings/Stairs	3			X				-5.25	Several stained tiles being changed out but roof not repaired, thus tiles will need repalced over and over if roof is not repaired. Sky light leaks noted in old wing	
	Interior Doors	3			X				-5.25		
	Restrooms	3			X			X	-7.875		
	Housekeeping	4			X				-7	Stall doors in Gym in need of repair, some minor graffiti noted	
<b>Building Equipment and Systems</b>	Electrical Distribution	3				X		X	-16.2		
	Lighting	5			X				-8.75	Storage in front of electrical panels	
	Fire Protection Systems	10				X		X	-126	Fire extinguishers not checked, serving line curtains not working, should be part of fire protection system.	
	Equipment Rooms	2			X				-3.5		
	Heating/Cooling/Ventilation	10			X				-17.5		
	Air Filters	5			X				-8.75	Boiler room almost impassable because of storage of stage which was stated to be temporary.	
	Kitchen Equipment/Refrig	2			X			X	-5.25		
Plumbing /Water Heaters	6			X				-10.5	#2 refrigerator not working		
<b>Maintenance Management</b>	PM Plan	10						X	-56		
	FIMS and Equipment Data	7						X	-28	Plan outdated	
	Staff Development	5						X	-42		
	Maintenance Safety	5						X	-28	Work requests not processed since August	
	Maint. Contractor Oversight	5						X	-28		
	Facility Master Plan (Renewal)	3				X			-10.8	No Energy Management mentioned in FMP 2008-2013 , unable to ck alignment with PMP	
		<b>141</b>								<b>-668.725</b>	<b>Other district contacts who were present during the site visit:</b>
<b>Values in the Weight Column:</b> 1 = lowest value/risk 10 = highest value/risk											
<b>Total Score =</b>										331.275	
<b>Overall Rating =</b>										33.1%	

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1 % to 90%
Satisfactory	70.1 % to 80%
Marginal	60.1 % to 70%
Poor	≤ 60%

Deficiency Factors		
<b>Life Safety, Health or Property Loss Exposure Multipliers</b>		
Minor Deficiency	1.5	Potential Threat and No work order
Major Deficiency	3.5	Immediate Threat and No work order

<b>Total Score</b>	<b>331.275</b>
<b>Overall Rating</b>	<b>33.1%</b>

**Facility Maintenance Assessment Report (FMAR) Completes the Delivery Process Cycle for School Facilities**



**Acronyms**

- CIMS - Construction Information Management System
- FAD - Facility Assessment Database
- FIMS - Facility Information Management System
- FMP - Facilities Master Plan
- PM - Preventive Maintenance
- PSCOC - Public School Capital Outlay Council

