

MINUTES

Facilities Planning Advisory Council (FPAC)

October 3, 2017

Regular Meeting
2017-18 School Year

The meeting convened at 7:03 pm in Room 5050 of the Gatehouse Administration Center.
The following FPAC members attended:

Charles Hookey	<i>Braddock/Secretary</i>	Kristen Hyatt	<i>Sully</i>
Jay Reddy	<i>Dranesville</i>	Melina Duggal	<i>At Large</i>
Howard Perlstein	<i>Hunter Mill</i>	Karen Hogan	<i>At Large/Chair</i>
Dan Aminoff	<i>Mason/Vice Chair</i>	Dave Phillips	<i>At Large</i>
Kate Howarth	<i>Providence</i>	Allen Griffith	<i>Fairfax City</i>

FCPS Staff:

Jeff Platenberg, *Assistant Superintendent, Department of Facilities and Transportation Services*
Kevin Sneed, *Special Projects Administrator for Facilities and Transportation Services*
Jessica Gillis, *Director for Facilities and Transportation Services*
Mike Coughlan, *Facilities Management Services (Asset Management/Maintenance)*

Meeting Opening

Community Time

No community time was requested.

Minutes

Minutes from the September 5, 2017 FPAC meeting were approved.

Staff Announcements

Sneed announced the staff addition of Jessica Gillis as the new department Director for planning.

The School Board Work Session on Nov. 13, 2017 will include two facility-related items: the impact of County "development areas" on FCPS; a report on efforts to minimize the number of portable classrooms (trailers) in use.

Sneed "previewed" to FPAC that he has an internal long-range goal of reducing the number of trailers to between 600-650 by 2022, which would echo 1991 levels. There are currently approximately 800 trailers in use, including 52 necessitated by the "overnight" accommodation of all-day Kindergarten throughout the system in September 2011. (Kindergarten classes are not in trailers.) There was discussion about what is a reasonable number of trailers in a system this size and the need for such "flex" space to accommodate unforeseen population changes in a given school attendance area.

Gillis spoke of the December 14, 2017 SB meeting when the new CIP (Capital Improvement Plan) will be introduced. A draft of the CIP should be available on Board Docs in time for review at the December 5, 2017 FPAC meeting.

Certified student membership (attendance) dated September 30, 2017 should be available by October 6, 2017. These numbers will be the basis for the new CIP.

Staff Presentation

Coughlan, who has a background in asset management from his career in the USAF, spoke of the asset management (maintenance) program in place/being developed over the last four years in FCPS. He referenced the outline developed by FPAC member Kelly (from his relevant experience in the USN) and reported FCPS has in place, or has plans to have in place, much of what Kelly outlined.

Getting a handle on all of FCPS' "major maintenance" assets is a huge task. The FCPS secondary schools (Hayfield, Lake Braddock, Robinson) have upwards of 1,000 individually identified "assets" which have a "useful life" (as determined by the manufacturer) and a "condition" (as determined by FCPS or other contracted review). At this point only the "useful life" is associated with assets. A "condition" review of the assets is what's needed and is being planned for as time and money allow.

Coughlan spoke of a by-district breakout of schools and their current Building Condition Grade as determined by a weighted formula which considers useful life and replacement costs. While not "proofed" enough for public sharing yet, the effort will continue and eventually present a documented situation as to the "health" of FCPS facilities. FPAC endorsed Platenberg's plan to include a summation of this effort in the new CIP and that it was important to carefully articulate this effort, and its results/indications, so as to draw attention to the need for work. The focus of the effort is to identify potential problems or breakdowns before they happen, so as to save money in the long run, especially on emergency repairs or rental equipment. As presented, it was eye-opening and brought attention to just how big an operation FCPS is and how underfunded its maintenance operation remains.

Considerable discussion ensued. Hogan suggested that in FPAC's mid-year report could focus on this issue, and include arguments for need, particularly noting the real or perceived disparity among all County facilities, noting that those devoted to children must get their "fair share" of maintenance, in relation to facilities used mostly by adults.

It was agreed that Kelly continue as FPAC's main liaison with Coughlan.

Old Business

Hyatt added her name to the 2017-18 FPAC Charge committee assignments and committee (co)chairs were identified (in bold):

- Developing the long-range vision for FCPS school facilities, to be included in the Facilities Comprehensive Plan;
*Duggal, **Griffith**, Hookey, Howarth, **Hyatt**, Perlstein, Phillips*
- Developing a CIP that reflects the capacity and major maintenance requirements of FCPS and demonstrates the impact of the current bond funding limits;
*Higgins, Nuneviller, **Perlstein**, Reddy*
- Further reviewing the effectiveness of the facilities-related energy savings and green initiatives; and,
***Aminoff**, Kelly, Reddy*
- Analyzing the outcome of prior recommendations, re-presenting any that FPAC believes should be adopted.
*Aminoff, Hogan, **Hookey***

Plus

Work on the Asset Management Plan that has come to be an FPAC focus:
*Howarth, **Kelly**, Phillips*

There was discussion regarding item one above (long-range vision) and how best to present that vision. It was suggested that FPAC and Instructional Services (and its Ed Specs) might benefit from a brainstorming session, and that this might be the focus of a mid-year retreat. A Saturday in late February 2018, possibly at TJHSST, was suggested as a possible time and place for such a retreat.

New Business

There was no new business.

Member Time

None

Adjournment

The meeting was adjourned at 8:48 pm.