

Ohio School Boards Association

2009 Capital Conference and
Trade Show

Ohio School Facilities Commission

Maintaining Your Facility Investment

Presented by:

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On-Site Supervision



Who's on the Jobsite?

- Architect/Engineer (A/E)
- Construction Manager (CM)
- Commissioning Authority (CxA)
- Maintenance Plan Advisor (MPA)

Architect's Construction Administration (CA)

- Initially, 4 hours per week (minimum)
- Revised, 16 to 32 hours per week
- Observe/become familiar with the progress and quality of the work
- Determine if the work is proceeding in conformity with the contract documents

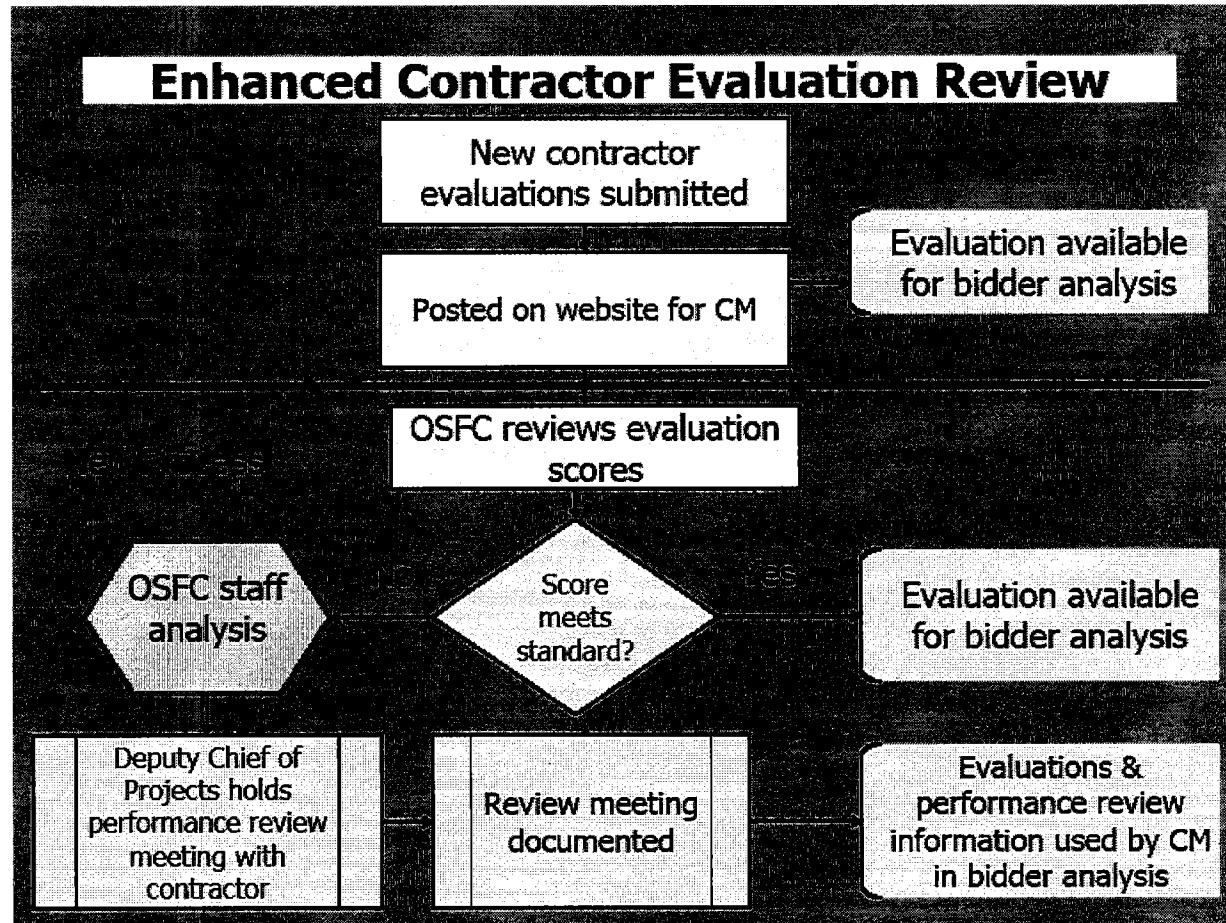
Construction Manager Duties

- Full-time administration of the project
- Scheduling of the work
- Coordination of the Contractors
- On-site organization and authority

Contracting Evaluation

- Enhanced evaluation process
- More objective review, less subjective
- Contractor's rating determines action
- Score below threshold requires performance review meeting

Contracting Evaluation



Commissioning



OSFC 2009 Commissioning Services

2004	OSFC Cx Trial Phase
2005	1 st Prequalification (<i>4 Firms</i>)
2007	2 nd Prequalification (<i>7 Firms</i>)
2009 February	Update (<i>LEED, Envelope</i>)
2009 August	3 rd Prequalification

Commissioning Program Element Highlights:

- HVAC & Controls
- Lighting & Controls
- Domestic Hot Water
- Electrical
- Building Envelope
- Classroom & Noisy Area Db Measurement

Commissioning High Points

OPR (Owners Project Requirements)
Daylighting Design

- Audit Effect
- **District Ownership**
- 3-5 Year Payback

Training Opportunity

✓ Commissioning

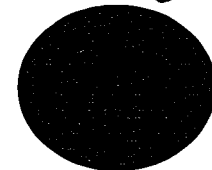
✓ Retro

✓ Re

✓ **Continuous**

✓ Energy Commissioning

✓ Energy Audit



Ohio

School Facilities
Commission

Maintenance Planning



Maintenance Planning

- Maintenance Operations
- School Maintenance Business Plan
- Future

- Maintenance Operations
 - Schools Operate Differently
 - Operations Staff
 - Community Expectations
 - Summer Breaks

School Maintenance Business Plan

- Choices
- Financial and Structural Snapshot
 - FTE Analysis & Right Sourcing
 - Maintaining Assets
 - Utilities
- Quality Improvement
 - Brought Review In-House
 - 100 Points Review & Approval Process

Future

- Similar information to all Districts
- Improved Preventive Maintenance
- Sustainability CMMS
- New Programs/Plans Development
- Incorporate New Ideas for School Capital Asset Care

Warranties

WARRANTY

Plumbing Express, a Division of Phoenix Remanence Corp., warrants that the Type "L" copper pipe and copper pipe fittings installed by Plumbing Express shall be free of failure as a result of defects in material or installation for a period of FORTY (40) YEARS from date of first installation. Plumbing Express further warrants that at the time of the completion of the Service, the Piping System has passed inspection and is in compliance with all applicable plumbing codes. Other than the provisions on the reverse side hereof, no other express or implied warranties apply or exist.

This Limited Warranty is fully transferable to successive Premises owners throughout the lifetime of the applicable Warranty Period(s). For details, definitions, exclusions and limitations, please see reverse.

In the event you experience any problem with the Service performed, please write to us at Plumbing Express, Office of the President, P.O. Box 9731, Alexandria, VA 22304.

Client _____
Premises **SAMPLE** _____
Date of Installation _____



Warranty

Defective work (within warranty period)

- School District to provide written notice to contractor within ten days
- Contractor responsibility:
 - Repair or replace the defective work
 - Bear the cost for repair/replacement
 - Provide additional 1-year warranty

Q & A

Questions?



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