



**BUILDING OUR FUTURE
TOGETHER**

As we approach the end of another year, let us reflect on the challenges we've faced and how we've overcome, failed, or learned to adapt to those challenges. These types of testimony show how we learned from one another, encouraged one another, and extended expectancy for us all.

The VSPMA Newsletter is here to do just that and shine a light on what we are all facing in our respective school divisions. In addition, you will find a great source of information from our vendors.

I encourage you to take advantage of all the VSPMA offers and invite each of you to attend our upcoming Conference and tradeshow in Richmond, VA, this coming October.

A reminder that while it may be nice to be important, it is more important to be nice.

Sincerely,



Vernon Jackson
President, Principal Officer



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VSPMA Spotlight

Robert Sallee



1. What skills have you found vital to your job?

The combination of my 5 years in the US Navy, education, and hands-on experience in the HVAC/R and electrical trade has been very helpful in my role as a Maintenance Supervisor. Additionally, my previous work experience in a Healthcare Maintenance Facility also provided knowledge in the industrial type applications for equipment and building construction.

2. How has the industry changed since you started?

Computers are involved everywhere in the daily operations of a school system. Technology in the industry changes constantly with systems such as HVAC controls, energy management, LED lighting, and door/entry access into buildings. As in all other industries, keeping up with technology can be a challenge for the school system, especially from a financial standpoint.

3. What drew you to this field?

I have been in a maintenance related field for over 30 years and have enjoyed this career path since I joined the US NAVY after graduating High School.

4. What's the most exciting thing happening in your district as it relates to your department?

I enjoy being a part of all trade areas in the Maintenance Department for the school division. Currently, we are working to complete a sports complex that has been a major project. With my HVAC background I'm very happy to be working on some HVAC projects which enable me the opportunity to improve indoor air quality in several schools throughout the division. This helps create a better learning and work environment for the students, faculty, and staff.

5. What is the most effective professional development you've done in the last 3 years?

With the most recent events of Covid affecting the world as it has, I've had the opportunity of increasing my knowledge of Indoor Air Quality. These are among some of the best presentations and discussions that I have been a part of in relationship to the schools and maintenance.

Robert Sallee has faithfully served the Virginia School Plant Management Association for 5 years as a member of the board. He provides valuable insight and leads the effort to keep Region 7 involved and up to date.

Submitted by: Beth Lucas Jackson, Regional Sales Manager, S. Freedman & Sons, Inc.

Region VII Lee County Public Schools Heating System Upgrades

Out with the old coal fired boiler



In with the new LP Gas Boiler



ESSER Funds help purchase the new boilers

- Region VII's Lee County Public Schools, like many other school systems throughout the state, have older schools that cost a great amount of money to upgrade their current facilities. With coal being a major part of Southwest Virginia's economy, many schools in the area have used coal fired boilers for their main source of heat since they were built. The cost of operation to heat the facilities with coal has been very inexpensive in comparison to other heating equipment. However, the coal boiler requires work in its every day operation in addition to preventative maintenance to ensure they continue to operate as well as possible.
- Southwest Virginia has limitations of Natural gas, therefore LP gas and heating oil has been the choice of fuels for the new boiler upgrades that have been completed or near completion for Lee Co. Schools. Maintenance Director, David Sampson, has worked with Boiler Supply to keep the challenging upgrades and renovations moving in the schools to minimize the interruption of the heating systems. David reports that with the new systems in place, they have experienced great results with the distribution of heat with the new hydronic heating units and also the steam heating systems. As the installation of the new equipment continues, the new boilers will also be a part of the county's energy management system to allow remote monitoring and efficient operation of the new boilers.

Region VII Scott County Public Schools Roofing Replacement

- Scott County Schools has used ESSER funds to work on the roof replacement for various schools throughout the county. With no known plans for new schools roof replacement is needed for the integrity of the existing buildings - it is a very expensive, but much needed upgrade. For each of the schools that have received new roofing, all of the old roofing material has been removed down to the metal decking or tectum decking and all new construction material has been installed according to the building codes and architects design. During this work, Scott County Schools Maintenance Department has provided assistance to help save money when possible, but the school architects have served as the project manager.



Submitted by Keith Webb, Poquoson City Public Schools, Construction Inspector.

In January 2021, Poquoson City Public Schools broke ground on a major renovation of its only middle school, Poquoson Middle School. The design team was headed by Waller, Todd & Sadler out of Virginia Beach. The building was a hodge podge of 9 additions comprising a little more than 101,000 square feet, ranging in age from 1932 to 1994. The scope called for complete demolition of portions of the building and utilizes new construction to tie all the remaining elements back together. A significant outcome of the project was to provide ADA accessibility to all parts of the facility since there were many sets of stairs within the floorplan. There were also multiple instances of having to pass through one occupied space to get to another space. The complete project budget was \$19,457,332. The construction contract, with Heartland Construction out of Chesapeake, had an initial value of \$15,763,300. With change orders to date, the construction value stands at \$16,917,303.

The total renovation included complete replacement of ALL electrical, ALL HVAC, ALL plumbing, ALL doors, ALL windows, ALL storm drainage (a big deal in Poquoson), ALL flooring and ALL ceilings. New construction has given us a new auditoria (combination cafeteria/auditorium), new locker rooms, main offices, elevator and media center. Significant portions of roof were replaced completely aside from some metal roofing on the original 1932 portion.

As with any renovation project there were things no one could have planned for; some in our favor, most not. Being in a generally low area adjacent to the Chesapeake Bay, which was once underwater a millennium ago, poor soils are part of life. A significant amount of our change order expenses went toward removing poor soil and importing structural fill. We had a surprise credit when it was discovered that all the original lentils, slated to be removed and replaced, were in practically new condition once they were uncovered. Our structural engineer said he had seen many examples of far newer steel looking far worse, so we left the 90-year-old steel and took the credit.

Another unusual aspect of this project is the initial substantial completion date was December 2022. As of this writing, that date has moved to September 2022. That will be a first for this writer in his 40+ years of construction experience.

Here are some pic's:



Submitted by Chesterfield County Public Schools

Chesterfield County Public Schools (CCPS) currently supports over 63,000 students and 7,000 staff members. CCPS occupies 66 school buildings, plus several administrative buildings and trailers with a total footprint exceeding 8 million square feet. The Facilities Department of CCPS is divided into two major departments: Support Services and Maintenance. Both are supported by the Accounts Payable and Business Systems Analyst teams. We work collaboratively to find innovative options to meet the evolving needs of our students, community and staff.

Our teams have worked tirelessly to develop key metrics, collect data and create long-term plans in order to support schools in the most efficient manner. A recent effort was implementing individualized and departmental performance metrics across all departments. We have realized the limitations of some of our systems and are working to develop a scope to modify or replace our facilities information management system. Within the confines of our current system, we are shifting processes from paper forms to electronic documents that can be linked to work orders.

Support Services is using collected data to power a more robust vehicle and furniture replacement plan. The teams are also using software such as CleanTelligent to proactively train and manage our custodial program in addition to the key performance indicators. Like many school districts, deferred maintenance has been a challenge for the facilities department. Maintenance has spent the past three years creating a comprehensive Preventive Maintenance (PM) program that is the cornerstone of our maintenance planning.

We have an active program for roofing, HVAC, boilers, generators and major plumbing systems and are in the process of awarding a contract for electrical panels and switchgear. Because of limited staffing and a shortage of skilled tradespeople, we often rely on contractors. To manage contractors, we created a team of senior skilled tradesmen to act as quality assurance. This team uses our facilities information management system to assign the work to contractors and track it to completion. The data in the system is used to develop our inspections of the contractors' work, which has improved the quality of that work.

The number of unexpected failures in major systems has decreased, and satisfaction in our services by our school leadership has increased. We are requiring PM contractors to report all needed minor repairs and provide annual condition assessments of our equipment. This information will be a key component in developing our minor and major maintenance programs. We have seen significant increases in funding because of our ability to better articulate our needs, and we expect this success to continue as our program grows. While COVID has played a role in generating additional funds for these programs, many of them were already initiated prior to the pandemic. The support of our executive leadership to generate these proactive measures were critical in our ability to be successful and expediently meet CDC guidelines.



The National School Plant Management Association and the Virginia School Plant Management Association are excited to continue to partner with Sourcewell. Sourcewell is our preferred K-12 and government cooperative purchasing agent. Cooperative purchasing makes it easy to shop for anything you need in the K-12 educational facility market. Sourcewell has over 400 vetted areas of cooperatives that you can use without an RFP or a bid. How is that you ask? Well, they have already bid the services or equipment so you know you are getting the best price. Many of the cooperatives also include labor. Please review their website at sourcewell-mn.gov

Our Virginia representative for Sourcewell is Courtney Ryan. Her email is Courtney.Ryan@sourcewell-mn.gov. She can also be reached by phone at the office 218-541-5282, or on her cell 218-821-8640.

Make the buying and shopping power easy. Simply go to the website, look for the search engine area, type in what you are searching for, and find the cooperative service provider that best suits you. There are often multiple vendors to choose from on a cooperative so the power of choice is yours. Once you find what best meets your needs, locate the Sourcewell contract number on the cooperative and let your purchasing department vet it for use. I have used multiple contracts from Sourcewell and it is just that simple. Reach out to Courtney! She is ready to assist.

Yours in School Facility Management,



John A. Bailey, Ph.D.
CEO/Executive Director, National School Plant Management Association
2017 National School Plant Manager of the Year



Save the Date!



Adapting: Facilities First

**The Virginia School Plant Management
Association**

2022 Annual Conference

Doubletree by Hilton, Midlothian, VA

October 9 – 12, 2022

Check out the VSPMA website (<https://vspma.org/>) for more information.

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