

10 INDICATIONS YOUR SCHOOL DISTRICT SHOULD **OUTSOURCE** FACILITIES OPERATIONS



From creating academic rigor, to assuring safe, healthy schools, to developing programs for community support, your time, energy and capital are dedicated to motivating each student to reach his or her learning potential.

While your district works hard to accomplish this, you struggle to get the most out of your facilities services program.

Here are 10 indicators your district would benefit from outsourcing your facilities operations.

You need to improve the overall appearance of the district.

Facilities play a critical role in the success of your students and the support of the local community. Is the paint peeling? Are the sidewalks cracking? Do the buildings look unkempt? Are the grounds unattractive? Do your students really feel comfortable? Clean, healthy, well-maintained schools are necessary to support an active learning environment for students. An outside partner understands how to create vibrant schools that foster student success and community support. Inviting landscapes, clean, healthy classrooms, and well-maintained buildings are essential. As technology advances, so too must your schools. Systems like equipment, sensors and detection methods help reduce overall maintenance and custodial costs so you can reinvest in proactively maintaining and beautifying your schools. Considering new delivery models for facility services can help your district improve budgets and preserve the assets of the school community while creating environments for students to flourish.

User complaints are increasing.

Constituents in your district today want their concerns addressed immediately. Is your facilities department unable to keep up with maintenance requests? Are response times too long? If so, outsourcing facilities services can bring a more proactive approach to maintenance, coupled with modern customer service engagement techniques. Gain peace of mind knowing complaints will decrease and satisfaction levels will improve.

You want to provide cleaner, safer solutions.

The pressure to respond to accommodate students with allergies, incorporate environmental stewardship efforts, and be fiscally responsible is a challenge. Privatizing your facilities management means allowing a partner who has deep experience in the latest techniques, such as Green and Blue Cleaning, to bring them to your district and improve learning environments for students and work environments for staff.

Your deferred maintenance backlog is getting larger.

Today, school districts are encountering two waves of demand for capital renewal: Buildings constructed during the 1960s and '70s are crossing the 50-year mark, while those built during the construction boom of the '90s are reaching the 25-year mark. This likely means your deferred maintenance backlog is now a safety and financial liability. Furthermore, functional obsolescence is forcing renovation of some facilities well before their life cycle. Do you have a plan to address existing deferred maintenance or slow the growth of future deferrals? A professional facilities service provider brings expertise, perspective and potentially capital to address your needs. Let them develop a strategy to identify, prioritize and reduce your backlog while freeing resources for reinvestment.

You don't know your environmental and regulatory compliance exposure.

Changes in regulatory compliance are frequent and may place you or your district at risk of fines, penalties and even jail time. An outside provider stays abreast of these changes. They identify your risk and develop a strategy to achieve compliance. Gain peace of mind knowing your district is informed, prepared and in compliance with the latest local, state and federal regulatory environment.

You're not sure your department is using best practices.

Updates in building system design, increases in building automation and advancements in how custodial tasks are now performed are occurring at a rapid pace. Your facilities team may not have the required skill sets, or the time to learn. Preparing and executing training requires significant time and is rarely a priority. Did you know an outside partner has dedicated resources to stay abreast of best practices and the curriculum to conduct technical training of your staff? Embracing their resources and a continuous improvement approach will improve quality throughout your district.

You don't have a succession plan in place.

The facilities management industry faces an aging workforce. And a skilled-trades shortage is well-documented and expected to get worse. Your department's leadership may soon be retiring or seeking employment elsewhere. The loss of undocumented operating knowledge could interrupt continued operation. An aging workforce means retirement will create a void. Do you have a succession plan to seamlessly transition your leadership roles and ensure continued operation? A facilities services partner has the market reach to quickly source top talent. Considering a partnership with an outsourced organization allows your institution to rely on its expertise for proper documentation, employment needs and continued operational success.

Innovation is lacking.

Privatizing facilities management means working with a partner that has made innovation a part of its mission. They possess dedicated resources to stay abreast of innovation and best practices. Your institution can benefit from your partner's industry knowledge of more efficient and less costly products and equipment. By relying heavily on market research and industry trends, partner organizations can take innovation from a desired state to a seamless part of your services.

You don't have measurable insights into your facilities operations.

You are challenged to articulate your facilities department's value to the Board of Education. With no real performance data or insights that show a return on investment, your facilities budget continues to shrink while deferred maintenance continues to grow. An expert partner can implement technology to track, measure, score and show value for every dollar spent in facilities services. It can also help you compare your key performance indicators to other best-in-class districts of a similar type. Gain the confidence of data-based decision making when you choose the right outsourced partner.

You want to reduce expenses and improve budget performance.

Facility services are a major expense in a school district's budget. Cost optimization opportunities exist in labor, expenses, procurement, energy management and productivity. It requires specialized expertise to recognize where opportunities lie and know how to maximize their value. Professional management have developed best practices for innovative programs, people-management expertise, operational efficiencies and purchasing leverage not often realized by individual districts. A partner with facilities at its core mission is best equipped to provide you and your districts with improved services and financial savings for your maintenance, custodial and grounds programs.

If you are interested in discovering what a public/private partnership for your facilities operations relationship would look like at your school district, reach out to Aramark today.

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