

## Facilities Management Standards

The following standards were identified as needing to reach a rating of 8 to be deemed compliant. If not already presented in response to a Section of the Consent Decree, these standards appear in the following pages. A chart of the Facilities Management standards is included to provide an overview of the ratings of the standards over time and the status of their implementation.

- 1.3 See Consent Decree Section 14
- 1.6
- 1.7
- 1.8 See Consent Decree Section 16
- 1.9 See Consent Decree Section 15
- 1.12 See Consent Decree Section 9 or 18
- 1.14 See Consent Decree Section 16 or 18
- 1.17
- 2.1 See Consent Decree Section 25
- 2.3
- 2.4
- 2.5
- 2.6
- 3.4
- 3.8
- 3.10 See Consent Decree Section 25
- 6.2
- 6.3
- 8.5
- 8.6
- 8.8
- 8.9
- 8.10 See Consent Decree Section 17
- 8.12
- 9.3 See Consent Decree Section 21
- 9.4 See Consent Decree Section 7
- 9.7
- 9.8 See Consent Decree Section 10
- 9.10
- 9.11 See Consent Decree Section 18



## **1.6 School Safety - Monitoring of Bus Loading/Unloading Areas for Safety**

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### **Professional Standard**

Bus loading and unloading areas, delivery areas, and parking and parent loading/unloading areas are monitored on a regular basis to ensure the safety of the students, staff and community. Students, employees and the public should feel safe at all times on school premises.

### **Consent Decree Stipulation**

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

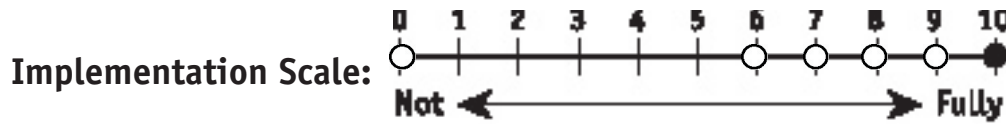
### **Progress on Recommendations and Recovery Steps**

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district has contracted its home-to-school and student field trip busing services to an outside vendor since September 2000. The district's contract with First Student ended August 30, 2004. The district contracted with a new bus company, Durham School Services, in September 2004. The district assessed and provided feedback to the new transportation contractor at the end of the 2004-05 year.
- The bus routes and pick-up points were established by the district and provided to the new transportation contractor. The district attempts to enforce the walking distances included in district policy. However, board response to parent complaints resulted in exceptions to the walking distances policy and increased expenditures beyond the budget.
- A tri-fold "Bus Rider's Handout" was prepared for student bus riders and provides safety tips for students when waiting for the bus, getting on the bus, riding the bus, and getting off the bus.
- The district has implemented a new software program, Planware Systems, for bus routing for the home-to-school transportation program. The system is also able to plan for future school boundary changes and adjusted routes. School maps and bus route information will be available to parents with Internet access by entering an address online.
- The district continues to monitor the bus loading and unloading areas, and the traffic patterns around the campuses. Special student loading zones have been created at several school sites. The architectural plans for new schools in the district include designs for new bus loading/unloading points.
- The district has a good working relationship with the city of Compton and recently worked on a joint project with the city that received a "Safe Route to School" grant. The district and the city examined school drop-off areas, red curbed areas, and traffic patterns to assess any safety hazards. Remedies have included the installation of flashing lights, crosswalks, signs indicating bus loading and unloading areas and student drop off areas, and wider sidewalks in some school areas. The district and the city together provide 78 crossing guards at various school sites.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 0  
August 1999 Rating: 6  
February 2000 Rating: Not Reviewed  
August 2000 Rating: 6  
February 2001 Rating: 6  
August 2001 Rating: 6  
February 2002 Rating: 7  
August 2002 Rating: 8  
February 2003 Rating: 9  
August 2003 Rating: 10  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



## **1.7 School Safety - Installation and Operation of Outside Security Lighting**

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### **Professional Standard**

Outside lighting is properly placed and monitored on a regular basis to ensure the operability/adequacy of such lighting to ensure safety while activities are in progress in the evening hours. Outside lighting should provide sufficient illumination to allow for the safe passage of students and the public during after hour activities. Lighting should also provide security personnel with sufficient illumination to observe any illegal activities on campus.

### **Consent Decree Stipulation**

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

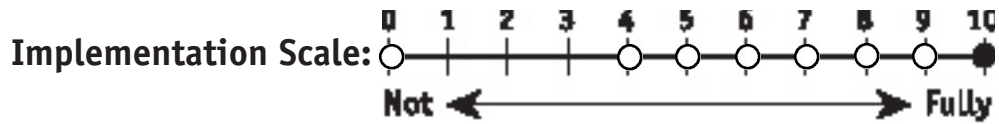
### **Progress on Recommendations and Recovery Steps**

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district's 28 modernization projects are expected to be completed by December 2005. Many of the lights and electrical components at the district's campuses have been retrofitted to be more energy efficient. More power is available to the sites although less energy is utilized with the improved systems.
- The district has worked to upgrade all electrical systems and implement energy conservation practices.
- The district's mobile maintenance/repair teams, which were temporarily suspended while modernization work was being conducted, will again be assigned to school sites on a scheduled basis and will replace lights and light fixtures as needed.
- Periodic, unannounced school visits continue to be conducted by district staff and FCMAT representatives to monitor campus facilities.
- The district's 28 modernization projects have upgraded exterior as well as interior electrical systems. The district has an inventory of new light fixtures and lamps in its warehouse.
- 23 of the 28 modernization projects will be 90 percent completed by summer 2005. All projects are expected to be completed by December 2005.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 0  
August 1999 Rating: 4  
February 2000 Rating: Not Reviewed  
August 2000 Rating: 4  
February 2001 Rating: 5  
August 2001 Rating: 6  
February 2002 Rating: 7  
August 2002 Rating: 8  
February 2003 Rating: 9  
August 2003 Rating: 9  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



# 1.17 School Safety - All Exits are Free of Obstructions

## Legal Standard

All exits are free of obstructions. [CCR Title 8 3219]

## Consent Decree Stipulation

This standard was identified in the Consent Decree in the action Serna v Eastin, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

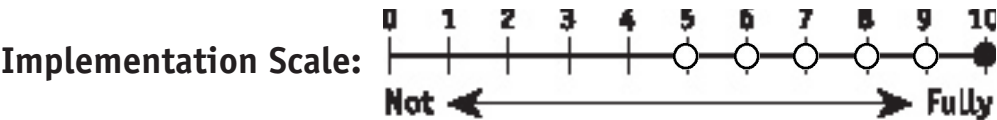
## Progress on Recommendations and Recovery Steps

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- All schools have an operational fire alarm system in place. While schools underwent modernization, school site security staff was assigned fire watch responsibilities.
- Plant managers and site custodial staffs receive structured monthly training workshops to improve site safety and cleanliness. Staff has been directed to keep storage areas clean and all exits free of obstructions.
- Intrusion alarms at school sites were upgraded in April 2004 by the security alarm provider, Advance Alarm. The alarms have improved security of district property and negated the need for padlocking doors.
- Illuminated exit signs have been placed at exit doors in gyms, auditoriums and cafeterias at two heights, over exit doors and at knee-high level in case smoke forces evacuees to crawl along the floor toward the exits. Inoperable exit lights are being replaced with liquid electronic display (LED) signs.
- Random, unannounced site inspections continue to be conducted to monitor the sites.

## Standard Implemented: Fully Implemented - Sustained

- February 1999 Rating: 5
- August 1999 Rating: 5
- February 2000 Rating: Not Reviewed
- August 2000 Rating: 6
- February 2001 Rating: 7
- August 2001 Rating: 8
- February 2002 Rating: 9
- August 2002 Rating: 9
- February 2003 Rating: 9
- August 2003 Rating: 10
- February 2004 Rating: 10
- August 2004 Rating: 10
- February 2005 Rating: 10
- August a2005 Rating: 10



## 2.3 Facility Planning - Efforts to Seek State and Local Matching Funds

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### Professional Standard

Compton Unified School District should seek state and local funds.

### Consent Decree Stipulation

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

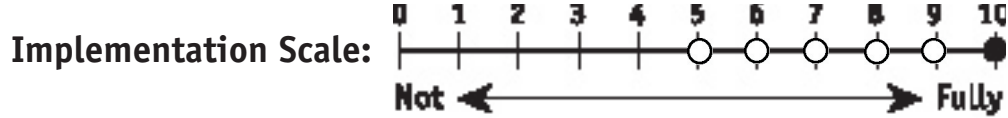
### Progress on Recommendations and Recovery Steps

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district has continually sought state and local funding for facilities improvement projects. The district is currently seeking \$13 million in facilities funds for enrollment growth based on the district's 2004 student enrollment. Timely board action will be necessary for the district to obtain these growth funds based on the 2004 enrollment, as enrollment in 2005 is projected to slightly decline, and the district will no longer be eligible for these funds if action is delayed beyond the 2005 CBEDS reporting date.
- Prior to 2002, the district received some hardship funds from the state for facilities projects after three failed attempts to win passage of a local bond. Before state and local bond funds were available, the district used its general funds and deferred maintenance funds to address the safety needs identified in the Facilities Master Plan.
- The state passed a General Obligation Bond (GOB), Proposition 47, in November 2002 and state funds to support the district's approved projects became available.
- In November 2002 the district passed a local \$80 million General Obligation Bond, Measure I, for the district's modernization and new construction projects.
- The district board approved a Certificate of Participation (COP) to initially fund the construction of the new William J. Clinton Elementary School, as extreme campus overcrowding could not wait for the passage of Measure I.
- The district sold \$40 million of the \$80 million Measure I general obligation bonds during the 2003-04 school year in the first phase of bond sales. \$20 million in bonds were sold in July 2004 in a second phase of bond sales. The final \$20 million of bonds will be sold in 2006 to complete remaining projects and retire the COP used to build Clinton Elementary School.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 5  
August 1999 Rating: 6  
February 2000 Rating: 7  
August 2000 Rating: 8  
February 2001 Rating: 8  
August 2001 Rating: 9  
February 2002 Rating: 10  
August 2002 Rating: 10  
February 2003 Rating: 10  
August 2003 Rating: 10  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



## **2.4 Facility Planning - Existence of a District Facility Planning Committee**

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### **Professional Standard**

Compton Unified School District should have a facility planning committee.

### **Consent Decree Stipulation**

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

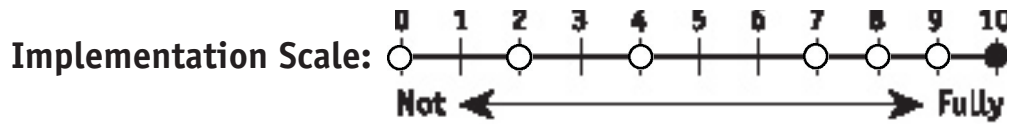
### **Progress on Recommendations and Recovery Steps**

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district established a facilities master plan committee that included a wide representation of parents and community members to assist in the development of the district's Facilities Master Plan. The committee remained active to address other district facilities concerns, such as determining the need for two new elementary schools, realigning school boundaries, and enforcing the student walking distances.
- The committee was active in the discussion of the Certificate of Participation (COP) for the new Clinton Elementary School, and in the work to pass the district's \$80 million General Obligation Bond, Measure I.
- The districtwide safety committee continues to discuss facilities concerns.
- The district conducts several "town hall" meetings each year with the community to discuss district operations, including facilities concerns.
- The district has also established a bond oversight committee to oversee the projects to be supported by the \$80 million General Obligation Bond passed by the district in November 2002. The oversight committee has met regularly once a month since April 2003. Committee members represent parents and community members in the district. At two board meetings in January and February 2005, three members were added to the committee increasing the membership from 13 to 16 members. However, when two committee members resigned and one member passed away, reducing the committee again to 13, the board agreed to keep the membership to 13 members.
- Financial and Performance Audits on the Measure I bond funds were conducted for the 2002-03 and 2003-04 years. The audit report was presented to the oversight committee in June 2005. No findings were reported by the auditors.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 0  
August 1999 Rating: 2  
February 2000 Rating: 4  
August 2000 Rating: 7  
February 2001 Rating: 8  
August 2001 Rating: 9  
February 2002 Rating: 10  
August 2002 Rating: 10  
February 2003 Rating: 10  
August 2003 Rating: 10  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



## **2.5 Facility Planning - Properly Staffed and Funded Facility Planning Function**

### **Professional Standard**

Compton Unified School District should have a properly staffed and funded facility planning department.

### **Consent Decree Stipulation**

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

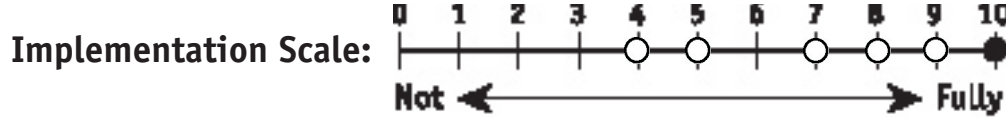
### **Progress on Recommendations and Recovery Steps**

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The position of Chief Facilities Officer is a cabinet level management position.
- The Facilities Planning Department includes a Facilities Director, a Facilities Budget Analyst, and five Facilities Planners. The district hired construction management firms as project managers to oversee and assist in the completion of the district's construction projects. GKK Construction is the district's construction manager.
- The Facilities Department is in the process of restructuring, downsizing its staff until another bond measure is passed.
- Several facilities managers have taken classes in the school construction process offered by the University of California at Riverside and are certified in Facilities Planning. Training for facilities managers is ongoing to enable staff to remain current in changing trends and technology in the construction field.
- Employees are evaluated regularly. Numerous training opportunities are provided for staff to improve their job skills.
- Evaluation of plant managers has been shifted from the site principals to the Chief Facilities Officer and his designee(s), with input from the site principal.
- Staffing for the Maintenance Division was increased to include additional positions in the trade areas, and several coordinator positions.
- The Facilities Division has a good team; they keep abreast of projects, and receive and provide appropriate staff training. Staff members are recognized by the district for their accomplishments.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 4  
August 1999 Rating: 5  
February 2000 Rating: Not Reviewed  
August 2000 Rating: 7  
February 2001 Rating: 7  
August 2001 Rating: 8  
February 2002 Rating: 8  
August 2002 Rating: 9  
February 2003 Rating: 10  
August 2003 Rating: 10  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



## **2.6 Facility Planning - Implementation of an Annual Capital Planning Budget**

### **Professional Standard**

Compton Unified School District should develop and implement an annual capital planning budget.

### **Consent Decree Stipulation**

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

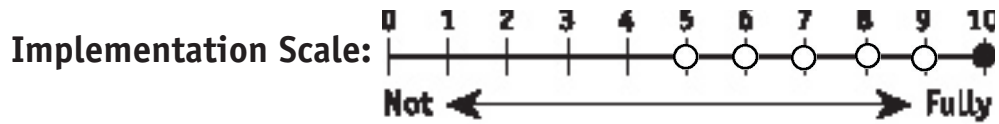
### **Progress on Recommendations and Recovery Steps**

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district completed a Facilities Implementation Plan, approved effective August 10, 2001, to implement the district's Comprehensive Facilities Master Plan adopted in July 1999. The district utilized general fund and deferred maintenance dollars for modernization projects until state and local bond funds were available.
- The state passed a General Obligation Bond in November 2002, and state funds to support the district's approved projects became available.
- In November 2002 the district passed a local \$80 million General Obligation Bond.
- The funds available from the state and local bonds have allowed the district to implement the facilities projects identified in its Comprehensive Facilities Master Plan. However, as the majority of the board members elected in November 2003 are new to the board and many have not demonstrated a commitment to fully implement the Facilities Master Plan as previous boards, progress has sometimes been difficult.
- A few board members are highly critical of the district's construction projects and operations and may not fully understand the complexities and time lines necessary to accomplish the construction program being aggressively implemented by the district. The district must continue to provide the board with sufficient information to keep them fully informed of the progress of the building program.
- The district plans to promote another general obligation bond to implement additional projects identified in its Facilities Master Plan.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 5  
August 1999 Rating: 6  
February 2000 Rating: 7  
August 2000 Rating: 8  
February 2001 Rating: 8  
August 2001 Rating: 9  
February 2002 Rating: 10  
August 2002 Rating: 10  
February 2003 Rating: 10  
August 2003 Rating: 10  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



### **3.4 Facilities Improvement and Modernization - Determination of Maximum Eligibility for State Funding**

#### **Professional Standard**

The CUSD consistently reviews and monitors its eligibility for state funding so as to capitalize upon maximal funding opportunities.

#### **Consent Decree Stipulation**

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

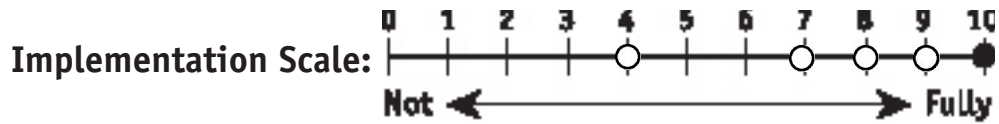
#### **Progress on Recommendations and Recovery Steps**

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district consistently reviews and monitors its eligibility for state funding.
- The district is currently seeking \$13 million in facilities funds for enrollment growth based on the district's 2004 student enrollment. Timely board action will be necessary for the district to obtain these growth funds based on the 2004 enrollment, as enrollment in 2005 is projected to slightly decline, and the district will no longer be eligible for these funds if action is delayed beyond the 2005 CBEDS reporting date.
- In prior years, the district regularly submitted applications to maintain its hardship eligibility status in order to receive 100 percent of state funding, instead of 80 percent for modernization projects and 50 percent for new construction. The district lost its hardship status with the passage of its \$80 million Measure I local General Obligation Bond in November 2002. The district was then required to provide its share of matching funds for modernization (20 percent) and new construction (50 percent) projects.
- The district sold \$40 million of the \$80 million in bond sales in the 2003-04 school year, \$20 million in July 2004 for the 2004-05 school year and the remaining \$20 million in spring 2005 for the 2005-06 school year to complete the modernization projects and to retire the Certificate of Participation for the construction of Clinton Elementary School.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 4  
August 1999 Rating: 7  
February 2000 Rating: 8  
August 2000 Rating: 8  
February 2001 Rating: 9  
August 2001 Rating: 10  
February 2002 Rating: 10  
August 2002 Rating: 10  
February 2003 Rating: 10  
August 2003 Rating: 10  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



## 3.8 Facilities Improvement and Modernization - Approval of Plans and Specifications Prior to Contract Award

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### Legal Standard

The CUSD obtains approval of plans and specifications from the Division of the State Architect and the Office of Public School Construction (when required) prior to the award of a contract to the lowest, responsible bidder. [EC 17263, 17267]

### Consent Decree Stipulation

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

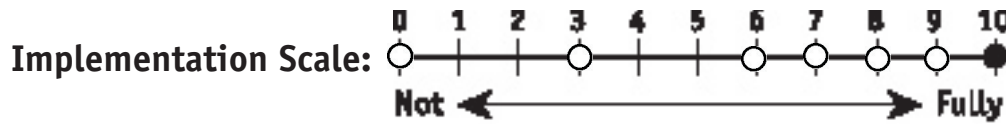
### Progress on Recommendations and Recovery Steps

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district's 28 district modernization projects and 8 new construction projects have long been approved by both the California Department of Education (CDE) and the Department of the State Architect (DSA).
- As state funds were not available to initiate the district's approved modernization and new construction projects, the district governing board approved a Certificate of Participation (COP) for \$16 million in spring 2002 to construct the William Jefferson Clinton Elementary School which was completed in January 2003.
- In November 2002 the state passed a General Obligation Bond (GOB) Proposition 47, making state funds available for approved projects.
- In November 2002 the district passed a local \$80 million General Obligation Bond to modernize its aging facilities but lost its hardship status which would have provided 100 percent in state funding for its construction projects. The district is required to provide its share of matching funds for modernization (20 percent) and new construction (50 percent) projects. The district's local GOB provides funds for the district's matching funds.
- Completion of the district's 28 modernization projects is expected by December 2005.
- The district is currently seeking additional facilities funds due to student enrollment growth as reported in the 2004 CBEDS and has submitted for approval a new multi-classroom building for Clinton Elementary, and science/technology classrooms for Centennial High and Compton High Schools, "piggy backed" on the concrete modular bid used at Clinton Elementary.
- Additional new construction projects in the "pipeline" for approval include math/science classrooms for Dominguez High School and the new Tamarind Avenue elementary school. These projects have received approval from the Division of the State Architect (DSA), the California Department of Education (CDE), and the California Environmental Quality Act (CEQA) and are awaiting approval from the Office of Public School Construction (OPSC).
- The district's bid process is well established and implemented. Contracts are awarded to the lowest, responsible bidder.
- Some board members have questioned the district's bidding process, objecting that contracts were not being awarded to local, minority contractors. Some board members appeared indifferent that the lack of timely board action could have resulted in the loss of millions of dollars in state funding to support the district's construction program.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 0  
August 1999 Rating: Not Reviewed  
February 2000 Rating: 3  
August 2000 Rating: 6  
February 2001 Rating: 7  
August 2001 Rating: 8  
February 2002 Rating: 9  
August 2002 Rating: 9  
February 2003 Rating: 10  
August 2003 Rating: 10  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



## **6.2 Special Education Facilities - Equity, Appropriate to Educational Program**

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### **Professional Standard**

The CUSD provides facilities for its Special Education programs which ensure equity with other educational programs within the district and provides appropriate learning environments in relation to educational program needs.

### **Consent Decree Stipulation**

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

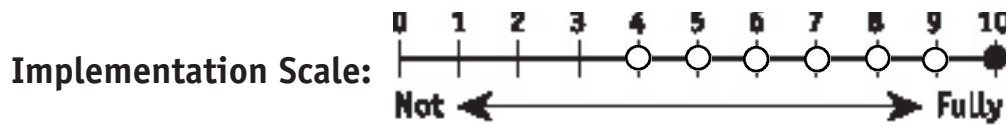
### **Progress on Recommendations and Recovery Steps**

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- Modernization and new construction projects have been designed to provide full access for handicapped students. Elevators have been installed at several schools with two-story buildings as part of the modernization. Other accommodations include handicapped-operable doors, chair lifts, larger restroom stalls, modified showers in the locker rooms, and availability of hot water showers.
- Student access has been the first priority addressed at each site under modernization. The district assessed the “path of travel” for students through the campus to identify the areas of the campus where accommodations needed to be made.
- The district reports that all school sites are handicapped accessible. The modernized facility in the Compton High School administration building’s basement is handicapped accessible with ramps and an elevator.
- Special education signage has been removed as many special education classes have been integrated among regular classes.
- The Facilities Division considers maintenance requests to meet the needs of the special education population a high priority.
- Site principals are expected to consider the needs of their students when assigning the various instructional programs to existing site facilities and classrooms.
- A new special education center, a joint effort between the Los Angeles County Office of Education and the district, is located at Caldwell Elementary. The facility is equipped with additional doors, a wheel chair lift, handrails and restrooms. Path of travel and accessibility of countertops were also considered. The Center serves students with severe disabilities who are enrolled in the county special education program.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 4  
August 1999 Rating: Not Reviewed  
February 2000 Rating: Not Reviewed  
August 2000 Rating: 4  
February 2001 Rating: 5  
August 2001 Rating: 6  
February 2002 Rating: 7  
August 2002 Rating: 8  
February 2003 Rating: 8  
August 2003 Rating: 9  
February 2004 Rating: 9  
August 2004 Rating: 9  
February 2005 Rating: 10  
August 2005 Rating: 10



## **6.3 Special Education Facilities - Adequacy for Instructional Program Needs**

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### **Professional Standard**

The CUSD provides facilities for its Special Education programs which provide appropriate learning environments in relation to educational program needs.

### **Consent Decree Stipulation**

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

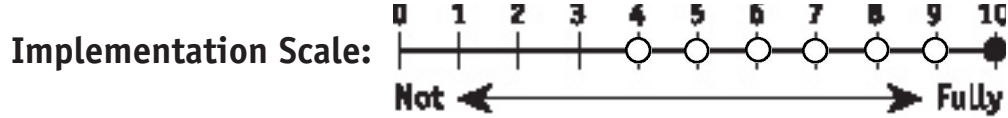
### **Progress on Recommendations and Recovery Steps**

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The passage of the district's local general obligation bond enabled the district to implement its planned modernization projects to provide more appropriate facilities for all district programs, including special education.
- Modernization and new construction projects were designed to provide full access for handicapped students. The district reports that all school sites are handicapped accessible. The district assessed the "path of travel" for students through the campus to identify the areas of the campus where accommodations needed to be made.
- The district has upgraded special education facilities at various sites with facilities adjustments, thus improving the learning environments for special education students. Elevators have been installed at several schools with two-story buildings as part of the modernization. Other accommodations include handicapped-operable doors, chair lifts, larger restroom stalls, modified showers in the locker rooms, and availability of hot water showers.
- Attention has been given to providing proper lighting and air conditioning for special education classrooms, and renovating the restrooms for ease of use by disabled students.
- A new special education center, a joint effort between the Los Angeles County Office of Education and the district, is located at Caldwell Elementary. The Center serves students with severe disabilities who are enrolled in the county special education program.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 4  
August 1999 Rating: Not Reviewed  
February 2000 Rating: 4  
August 2000 Rating: 4  
February 2001 Rating: 5  
August 2001 Rating: 6  
February 2002 Rating: 7  
August 2002 Rating: 8  
February 2003 Rating: 8  
August 2003 Rating: 9  
February 2004 Rating: 9  
August 2004 Rating: 9  
February 2005 Rating: 10  
August 2005 Rating: 10



## 8.5 Facilities Maintenance and Custodial - Adequate Maintenance Records and Inventories

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### Professional Standard

Adequate maintenance records and reports are kept, including a complete inventory of supplies, materials, tools and equipment. All employees required to perform maintenance on school sites should be provided with adequate supplies, equipment and training to perform maintenance tasks in a timely and professional manner. Included in the training is how to inventory supplies and equipment and when to order or replenish them.

### Consent Decree Stipulation

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

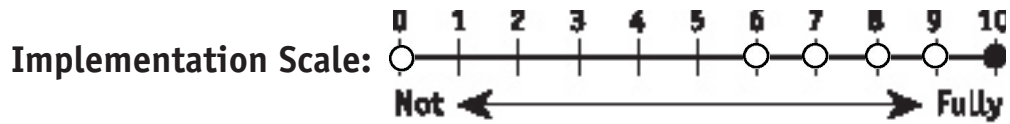
### Progress on Recommendations and Recovery Steps

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district utilizes the MC II school-based software to maintain its supplies records and inventory.
- The department has established a separate purchase order system for the purchase of tools and equipment, as opposed to supplies, to maintain greater accountability over tools and equipment.
- The district continues to use the maintenance request flow chart and forms established to track all maintenance requests from the sites. Routine maintenance is a priority at the sites not scheduled for modernization.
- The district utilizes a five-day completion time line to complete the requested maintenance. If a request is complex and will require more days to complete, the request is assigned to the facilities division as a project, and sites are informed that the five-day time line cannot be met, with an explanation and scheduled date of completion. A Project Status Report is maintained.
- The utilization of the two mobile maintenance teams provides for better tracking of the supplies and tools needed for the work conducted at the school sites. Assignment of the two mobile maintenance teams was temporarily suspended during modernization and will start up again in September 2005.
- The maintenance department performs weekly, monthly, and annual material checks.
- The department reports that an adequate inventory of materials and equipment is maintained with the maintenance record procedure.
- School site employees are provided with the supplies, materials and tools necessary to perform their work.
- The maintenance department provides training workshops and regular staff meetings to keep staff informed and up-to-date. Monthly meetings of plant managers are conducted to provide training on district processes and procedures, and to improve job skills.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 0  
August 1999 Rating: 6  
February 2000 Rating: 6  
August 2000 Rating: 6  
February 2001 Rating: 6  
August 2001 Rating: 7  
February 2002 Rating: 8  
August 2002 Rating: 9  
February 2003 Rating: 9  
August 2003 Rating: 10  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



## 8.6 Facilities Maintenance and Custodial - Procedures for Evaluation of Maintenance and Operations Staff

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### Professional Standard

Procedures are in place for evaluating the work quality of maintenance and operations staff. The quality of the work performed by the maintenance and operations staff should be evaluated on a regular basis using a board-adopted procedure which delineates the areas of evaluation and the types of work to be evaluated.

### Consent Decree Stipulation

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

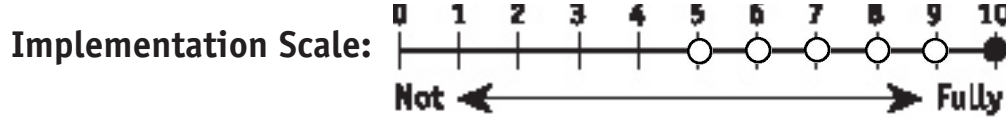
### Progress on Recommendations and Recovery Steps

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- Annual evaluations are conducted of all permanent employees in the Facilities Division. Employees have clear expectations for their work performance.
- A maintenance handbook that includes standards for work performance and levels of cleanliness has been developed for use at all sites.
- The facilities division has provided plant managers with a sample structured work schedule for site maintenance employees for each day and each week. A sample template has been developed for plant managers to modify for their individual site needs.
- The supervision and evaluation of plant managers and staff has been transferred from the site principal to the Chief Facilities Officer or his designee(s). The site principals share the supervisory responsibility of plant staff, and continue to provide input to the evaluations.
- The district's personnel office provides ongoing training workshops for supervisory personnel in evaluation procedures and in properly documenting the unsatisfactory performance of employees. Workshops include discussion on how to monitor an employee's performance, and stress the importance of meeting probationary evaluation deadlines.
- Performance evaluations are conducted to assess the work quality of the staff. The updated evaluation form now includes a "quality of work" section. The probation period is being taken seriously by both supervisor and new employee, and new employees are being closely monitored.
- The maintenance division is addressing employee absenteeism. An attendance review is conducted every 90 days with employees demonstrating high absenteeism.
- Safety training has reduced the number of industrial accidents reported. The district has implemented a "return to work" program to provide light duty for injured workers.
- Staff reports that the board, on several occasions, has declined to terminate an unsatisfactory employee recommended for termination by facilities administrators. This has been demoralizing for both the administrators who have taken the time to document the unsatisfactory performance and for other employees who are doing their jobs well and perceive that there is no consequence for poor performance.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 5  
August 1999 Rating: Not Reviewed  
February 2000 Rating: 5  
August 2000 Rating: 5  
February 2001 Rating: 6  
August 2001 Rating: 7  
February 2002 Rating: 8  
August 2002 Rating: 9  
February 2003 Rating: 9  
August 2003 Rating: 10  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



## 8.8 Facilities Maintenance and Custodial - Availability of Custodial Supplies and Equipment

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### Professional Standard

Necessary supplies, tools and equipment for the proper care and cleaning of the school(s) are available to staff. Operational staff should be expected to keep the campuses clean. In order for the staff to meet these expectations, they must be provided with the necessary supplies, tools and equipment as well as the training associated with the proper use of such.

### Consent Decree Stipulation

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

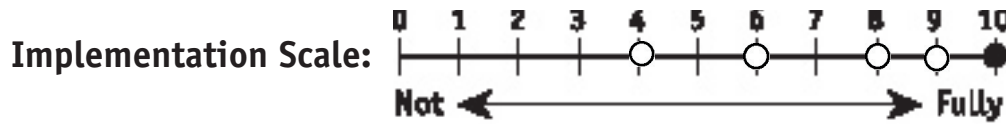
### Progress on Recommendations and Recovery Steps

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- School site employees are being provided the supplies, materials and tools necessary to perform their work. All supplies and materials are purchased centrally by the facilities division, and sites request supplies as needed. Equipment for the sites is purchased by the maintenance department.
- Continuous training workshops and staff meetings are conducted to keep staff informed and up to date. Monthly meetings of plant managers are held to provide training on district processes and procedures, and to improve job skills. Managers are expected to provide the training to site employees.
- Monthly meetings continue to be held with both the principals and plant managers in attendance together to discuss site and facilities issues.
- The supervision and evaluation of plant managers and staff has been transferred from the site principal to the Chief Facilities Officer or his designee(s). The site principals share the supervisory responsibility of plant staff, and continue to provide input to the evaluations.
- A maintenance handbook that includes standards for work performance and levels of cleanliness has been developed for use at all sites.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 4  
August 1999 Rating: Not Reviewed  
February 2000 Rating: Not Reviewed  
August 2000 Rating: 6  
February 2001 Rating: 6  
August 2001 Rating: 6  
February 2002 Rating: 8  
August 2002 Rating: 9  
February 2003 Rating: 9  
August 2003 Rating: 10  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



## 8.9 Facilities Maintenance and Custodial - Implementation of a Preventive Maintenance Program

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### Professional Standard

The district has an effective preventive maintenance program. The district should have a written preventive maintenance program that is scheduled and followed by the maintenance staff. This program should include verification of the completion of work by the supervisor of the maintenance staff.

### Consent Decree Stipulation

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

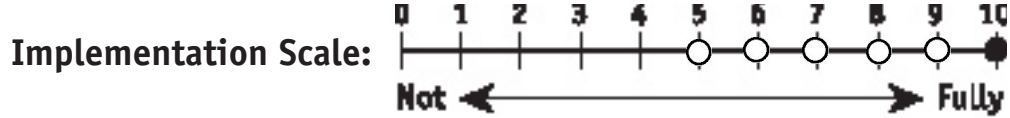
### Progress on Recommendations and Recovery Steps

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district has determined life expectancies of various facilities, such as roofs, asphalt, painting, etc. and has developed a replacement schedule. The maintenance department has scheduled regular maintenance for recurring projects such as tree trimming, checking heating and air conditioning systems, cleaning gutters and drains, boiler checks, etc. Some projects are scheduled for maintenance during the summer months when school is not in session.
- The district, with assistance from its architects, has developed maintenance specifications for all electrical and mechanical work. These specifications establish standards that help provide conservation efficiency. The specifications are used in all repair and maintenance work conducted by the district. Lighting fixtures are continually being upgraded.
- Two mobile maintenance teams are assigned to address maintenance requests at school sites before they become major problems. The work of the mobile maintenance teams were temporarily suspended during modernization and will be reinstated in September 2005.
- The district continues to use its established maintenance request flow chart and forms to track all maintenance requests from the sites.
- Monthly training meetings are held with plant managers to provide continual training on safety procedures, ways of improving work performance, and expectations on complying with district processes and procedures.
- The modernization work at the district's sites is expected to be completed by December 2005. The maintenance division must ensure the modernized facilities stay in good condition.
- The district will institute a preventive maintenance program for the updated mechanical systems in the newly modernized facilities. The district plans to add a plumber, another electrician, two HVAC specialists and two maintenance worker II positions for the 2004-05 year. The 3 percent required maintenance reserve in the general fund will be used to support the ongoing maintenance of facilities.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 5  
August 1999 Rating: Not Reviewed  
February 2000 Rating: 5  
August 2000 Rating: 5  
February 2001 Rating: 5  
August 2001 Rating: 6  
February 2002 Rating: 7  
August 2002 Rating: 8  
February 2003 Rating: 9  
August 2003 Rating: 10  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



## 8.12 Facilities Maintenance and Custodial - Implementation of a Planned Program Maintenance System

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### Professional Standard

The district has implemented a planned program maintenance system. The district should have a written planned program maintenance system that includes an inventory of all facilities and equipment that will require maintenance and replacement. This program should include purchase prices, anticipated life expectancies, anticipated replacement time lines and budgetary resources necessary to maintain the facilities.

### Consent Decree Stipulation

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

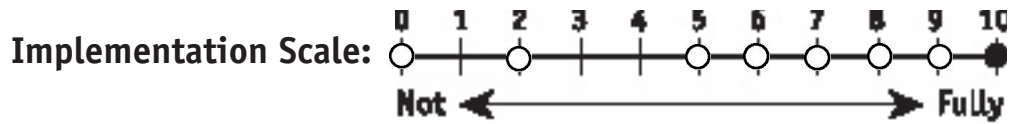
### Progress on Recommendations and Recovery Steps

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district has determined the life expectancies for its roofs, asphalt, painting, equipment, etc., and has developed a replacement schedule.
- The maintenance department schedules regular maintenance for recurring projects such as tree trimming, checking heating and air conditioning systems, cleaning gutters and drains, boiler checks, etc. Some maintenance projects are scheduled during the summer when school is not in session.
- The facilities division continues to use a computer software program to maintain a database of its maintenance equipment inventory. The projected life expectancy of the equipment is included to determine a schedule of maintenance and replacement of items.
- The district, with assistance from its architects, has developed maintenance specifications for all electrical and mechanical work. These specifications establish standards that help provide conservation efficiency. The specifications are used in all repair and maintenance work conducted by the district.
- The district has manuals for cleaning standards, health and safety issues, and inventory.
- The modernization work at the district's sites is expected to be completed by December 2005. The maintenance division must ensure the modernized facilities stay in good condition.
- The district will institute a preventive maintenance program for the updated mechanical systems in the newly modernized facilities and plans to add several maintenance positions for the 2004-05 year. The 3 percent required maintenance reserve in the general fund will be used to support the ongoing maintenance of facilities.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 0  
August 1999 Rating: 2  
February 2000 Rating: Not Reviewed  
August 2000 Rating: 5  
February 2001 Rating: 5  
August 2001 Rating: 6  
February 2002 Rating: 7  
August 2002 Rating: 8  
February 2003 Rating: 8  
August 2003 Rating: 8  
February 2004 Rating: 9  
August 2004 Rating: 9  
February 2005 Rating: 10  
August 2005 Rating: 10



## 9.7 Instructional Program Issues - Adequate Heating and Ventilation Exists in All Schools

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### Professional Standard

All schools shall have adequate heating and ventilation.

### Consent Decree Stipulation

This standard was identified in the Consent Decree in the action *Serna v Eastin*, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

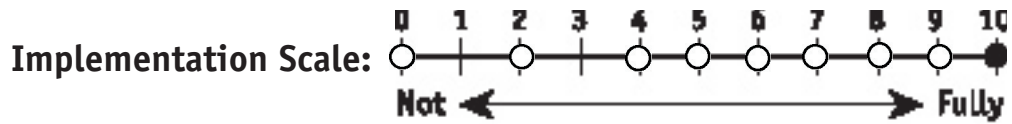
### Progress on Recommendations and Recovery Steps

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district's modernization and new construction projects have addressed heating and ventilation at the district schools. New HVAC systems and upgrades of lighting/electrical systems were included in the scope of the modernization project plans to provide comfortable learning environments for students.
- Several schools have HVAC systems that are totally automated.
- The district utilized \$60 million in modernization funds to upgrade electrical components throughout the district, including new transformers, a retrofit of lights and other electrical upgrades. More power is available to the sites but the sites are utilizing less energy because of the energy efficient components. The district's 28 modernization projects are expected to be completed by December 2005.
- The district worked with ENVIRON to assess ways to increase energy efficiency in the district. All projects identified in the Facilities Master Plan address energy conservation in proposed equipment, infrastructure, and construction.
- The Facilities Division, along with the district's architects, has developed master specifications for the installation of all electrical and mechanical equipment. The district has defined district standards for unit brands and types of systems to standardize maintenance and replacement component issues.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 0  
August 1999 Rating: 2  
February 2000 Rating: 2  
August 2000 Rating: 4  
February 2001 Rating: 5  
August 2001 Rating: 6  
February 2002 Rating: 7  
August 2002 Rating: 8  
February 2003 Rating: 9  
August 2003 Rating: 9  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10



## 9.10 Instructional Program Issues - Environment Conducive to High Quality Teaching Learning

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### Professional Standard

The learning environments provided within respective school sites within the CUSD are conducive to high quality teaching and learning.

### Consent Decree Stipulation

This standard was identified in the Consent Decree in the action Serna v Eastin, Case No. BC 174282, as needing to reach a rating of 8 to be deemed compliant.

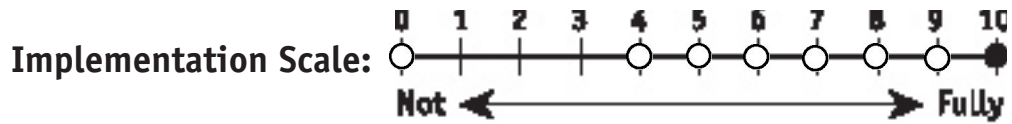
### Progress on Recommendations and Recovery Steps

*This standard is fully implemented and the Consent Decree stipulation has been met.*

- The district is continually upgrading its facilities to improve the learning environment for students. Much thought is given to color schemes, the use of clear glass blocks for lighting, adequate sized walkways, landscaping, traffic patterns, safety concerns, handicap access, etc. to make the learning environment more attractive.
- The district initiated an aggressive construction program in 2003 to complete 28 modernization and 8 new construction projects. The district received Proposition 47 state bond funds to support its construction program and successfully passed an \$80 million local general obligation bond, Measure I, for the district's required matching funds. The district expects all of the modernization projects to be completed by December 2005.
- The district completed the infrastructure for placing computers in every classroom, and is constantly upgrading the networking system. Additional underground conduits have been installed at all sites. The district has benefited from its e-rate applications over the last several years to improve technology connectivity.
- The district has installed five computers in each classroom, designated computer labs at the sites, and included white boards, wall brackets for television sets, and internet access to all modernized classrooms.
- The telephone system in the district has been upgraded. Telephones have been placed in classrooms districtwide.
- The condition of school site facilities continues to be monitored during periodic, unannounced site visits to school campuses.

## Standard Implemented: Fully Implemented - Sustained

February 1999 Rating: 0  
August 1999 Rating: Not Reviewed  
February 2000 Rating: Not Reviewed  
August 2000 Rating: 4  
February 2001 Rating: 4  
August 2001 Rating: 5  
February 2002 Rating: 6  
August 2002 Rating: 7  
February 2003 Rating: 8  
August 2003 Rating: 9  
February 2004 Rating: 10  
August 2004 Rating: 10  
February 2005 Rating: 10  
August 2005 Rating: 10





# Chart of Facilities Management Standards



*Progress Ratings Toward Implementation of the Serna v Eastin  
Consent Decree*



NR not reviewed  
 \* must reach score of 8 per consent decree

### Facilities Management

Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
1.1	All school administrators should be thoroughly familiar with the California Department of Education, Civil Defense and Disaster Planning guide for School Officials, 1972.	8	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
1.2	The district includes the appropriate security devices in the design of new buildings as well as in modernized buildings.	8	NR	8	NR	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented
1.3*	Demonstrate that a plan of security has been developed which includes adequate measures of safety and protection of people and property.	5	6	7	7	8	8	9	9	10	10	10	10	10	10	Implemented
1.4	To ensure that the custodial and maintenance staff are regularly informed of restrictions pertaining to the storage and disposal of flammable or toxic materials.	4	6	NR	NR	NR	7	NR	NR	NR	NR	NR	NR	NR	NR	June 2001
1.5	The district has a documented process for the issuance of master and sub-master keys. A district-wide standardized process for the issuance of keys to employees must be followed by all district administrators.	0	6	NR	NR	NR	7	NR	8	NR	NR	NR	NR	NR	NR	Implemented

Facilities Management

Facilities Management																
Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
1.6*	Bus loading and unloading areas, delivery areas, and parking and parent loading/unloading areas are monitored on a regular basis to ensure the safety of the students, staff and community. Students, employees and the public should feel safe at all times on school premises.	0	6	NR	6	6	6	7	8	9	10	10	10	10	10	Implemented
1.7*	Outside lighting is properly placed and monitored on a regular basis to ensure the operability/adequacy of such lighting to ensure safety while activities are in progress in the evening hours. Outside lighting should provide sufficient illumination to allow for the safe passage of students and the public during after-hours activities. Lighting should also provide security personnel with sufficient illumination to observe any illegal activities on campus.	0	4	NR	4	5	6	7	8	9	9	10	10	10	10	Implemented

NR not reviewed  
\* must reach score of 8 per consent decree

NR not reviewed  
\* must reach score of 8 per consent decree

### Facilities Management

Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
1.8*	The district has a graffiti and vandalism plan. The district should have a written graffiti and abatement plan that is followed by all district employees. The district provides district employees with sufficient resources to meet the requirements of the abatement plan.	6	6	NR	7	7	8	9	9	9	10	10	10	10	10	Implemented
1.9*	Each public agency is required to have on file a written plan describing procedures to be employed in case of emergency.	3	3	NR	5	6	7	8	9	10	10	10	10	10	10	Implemented
1.10	Each elementary and intermediate school at least once a month, and in each secondary school not less than twice every school year, shall conduct a fire drill.	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
1.11	Maintenance/custodial personnel have knowledge of chemical compounds used in school programs that include potential hazards and shelf life.	0	5	NR	NR	NR	6	NR	NR	NR	NR	NR	NR	NR	NR	June 2001
1.12*	Building examinations are performed, and required actions are taken by the governing board upon report of unsafe conditions.	6	6	NR	6	7	8	9	9	10	10	10	10	10	10	Implemented

Facilities Management

Facilities Management																
Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
1.13	Each school which is entirely enclosed by a fence or partial buildings must have a gate of sufficient size to permit the entrance of ambulances, police and fire fighting equipment. Locking devices shall be designed to permit ready entrance.	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
1.14*	Sanitary, neat and clean conditions of the school premises exist and the premises are free from conditions that would create a fire hazard.	0	4	NR	6	6	7	8	9	10	10	10	10	10	10	Implemented
1.15	The Injury and Illness Prevention Program (IIPP) requires periodic inspections of facilities to identify conditions.	9	9	NR	NR	NR	NR	NR	10	10	10	NR	NR	NR	NR	Implemented
1.16	Appropriate fire extinguishers exist in each building and current inspection information is available.	6	6	NR	6	NR	NR	NR	8	9	NR	NR	NR	NR	NR	Implemented
1.17*	All exits are free of obstructions.	5	5	NR	6	7	8	9	9	9	10	10	10	10	10	Implemented
1.18	A comprehensive school safety plan exists for the prevention of campus crime and violence.	8	NR	NR	NR	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented
1.19	An emergency plan exists.	8	8	NR	NR	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented

NR not reviewed  
\* must reach score of 8 per consent decree

NR not reviewed  
\* must reach score of 8  
per consent decree

### Facilities Management

Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
1.20	Requirements are followed pertaining to underground storage tanks.	3	6	NR	NR	NR	6	7	NR	NR	NR	NR	NR	NR	NR	June 2001
1.21	All asbestos inspection and asbestos work completed in the US is performed by Asbestos Hazard Emergency Response Act (AHERA) accredited individuals.	3	4	NR	6	7	NR	NR	8	NR	NR	NR	NR	NR	NR	Implemented
1.22	All playground equipment meets safety code regulations and is inspected in a timely fashion as to ensure the safety of the students.	8	NR	NR	NR	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented
1.23	Safe work practices exist with regard to boiler and fired pressure vessels.	6	NR	NR	NR	NR	7	NR	8	NR	NR	NR	NR	NR	NR	Implemented
1.24	Maintenance of Materials Safety Data Sheets.	8	NR	NR	NR	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented
1.25	The district maintains a comprehensive employee safety program. Employees should be aware of the district safety program and the district provides in-service training to employees on the requirements of the safety program.	3	3	NR	4	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	January 2001

Facilities Management																
Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
1.26	The district conducts periodic safety training for employees. District employees should receive periodic training on the safety procedures of the district.	3	3	NR	4	6	NR	7	8	NR	NR	NR	NR	NR	NR	Implemented
1.27	The district should conduct periodic first aid training for employees assigned to school sites.	0	5	NR	6	7	NR	NR	8	NR	NR	NR	NR	NR	NR	Implemented
2.1*	Compton Unified School District should have a long-range school facilities master plan.	0	5	6	7	8	9	10	10	10	10	10	10	10	10	Implemented
2.2	Compton Unified School District should possess a California State Department of Education Facilities Planning and Construction Guide (dated 1991).	0	7	NR	8	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
2.3*	Compton Unified School District should seek state and local funds.	5	6	7	8	8	9	10	10	10	10	10	10	10	10	Implemented
2.4*	Compton Unified School District should have a facility planning committee.	0	2	4	7	8	9	10	10	10	10	10	10	10	10	Implemented
2.5*	Compton Unified School District should have a properly staffed and funded facility planning department.	4	5	NR	7	7	8	8	9	10	10	10	10	10	10	Implemented

\* NR not reviewed  
must reach score of 8  
per consent decree

NR not reviewed  
\* must reach score of 8 per consent decree

### Facilities Management

Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
2.6*	Compton Unified School District should develop and implement an annual capital planning budget.	5	6	7	8	8	9	10	10	10	10	10	10	10	10	Implemented
2.7	Compton Unified School District should have standards for real property acquisition and disposal.	0	5	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	July 2002
2.8	The CUSD seeks and obtains waivers from the State Allocation Board for continued use of its non-conforming facilities.	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
2.9	The CUSD has established and utilizes a selection process for the selection of licensed architectural/engineering services.	8	NR	NR	NR	9	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented
2.10	Compton Unified School District should assess its local bonding capacity.	8	NR	NR	NR	9	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented
2.11	Compton Unified School District should develop a process to determine debt capacity.	6	NR	NR	NR	7	NR	NR	NR	8	NR	NR	NR	NR	NR	Implemented
2.12	Compton Unified School District should be aware of and monitor the assessed valuation of taxable property within its boundaries.	6	NR	NR	NR	7	NR	NR	NR	8	NR	NR	NR	NR	NR	Implemented
2.13	Compton Unified School District should monitor its legal bonding limits.	8	NR	NR	NR	9	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented

Facilities Management

Facilities Management																
Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
2.14	Compton Unified School District should collect statutory school fees.	3	7	8	9	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
2.15	Compton Unified School District should consider developing an asset management plan.	0	NR	2	4	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	June 2001
2.16	The CUSD has pursued state funding for joint-use projects through the filing of applications through the Office of Public Construction and the State Allocation Board.	9	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
3.1	The district has a restricted deferred maintenance fund and those funds are expended for maintenance purposes only. The deferred maintenance fund should be a stand-alone fund reflecting the revenues and expenses for the major maintenance projects accomplished during the year.	8	8	NR	NR	9	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented
3.2	The CUSD has pursued state funding for deferred maintenance - critical hardship needs by filing applications through the Office of Public School Construction and the State Allocation Board.	5	NR	NR	NR	6	NR	8	9	NR	NR	NR	NR	NR	NR	Implemented

NR not reviewed  
\* must reach score of 8 per consent decree

NR not reviewed  
\* must reach score of 8  
per consent decree

### Facilities Management

Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
3.3	The CUSD applies to the State Allocation Board for facilities funding for all applicable projects.	8	NR	9	NR	9	NR	10	NR	NR	NR	NR	NR	NR	NR	Implemented
3.4*	The district consistently reviews and monitors its eligibility for state funding so as to capitalize upon maximal funding opportunities.	4	7	8	8	9	10	10	10	10	10	10	10	10	10	Implemented
3.5	The CUSD establishes and implements interim housing plans for use during the construction phase of modernization projects and/or additions to existing facilities.	6	7	NR	NR	NR	NR	NR	NR	8	NR	NR	NR	NR	NR	Implemented
3.6	The CUSD has established and maintains a system for tracking the progress of individual projects.	4	NR	NR	6	7	NR	8	NR	NR	NR	NR	NR	NR	NR	Implemented
3.7	Furniture and equipment items are routinely included within the scope of modernization projects.	6	NR	NR	7	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	June 2002
3.8*	The CUSD obtains approval of plans and specifications from the Division of the State Architect and the Office of Public School Construction (when required) prior to the award of a contract to the lowest, responsible bidder.	0	NR	3	6	7	8	9	9	10	10	10	10	10	10	Implemented

Facilities Management

Facilities Management																
Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
3.9	All relocatables in use throughout the district meet statutory requirements.	8	NR	NR	NR	9	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented
3.10*	The CUSD maintains a plan for the maintenance and modernization of its facilities.	0	NR	NR	6	6	7	8	9	9	10	10	10	10	10	Implemented
3.11	The annual deferred maintenance contribution is made correctly. The district should annually transfer the maximum amount that the district would be eligible for in matching funds from the state.	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
3.12	The district actively manages the deferred maintenance projects. The district should review the five-year deferred maintenance plan annually to remove any completed projects and include any newly eligible projects. The district should also verify that the expenses performed during the year were included in the state-approved five-year deferred maintenance plan.	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
3.13	Staff within the CUSD is knowledgeable of procedures within the Office of Public School Construction (OPSC).	5	NR	NR	NR	7	NR	8	9	10	NR	NR	NR	NR	NR	Implemented

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### Facilities Management

Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
3.14	Staff within the CUSD is knowledgeable of procedures within the Division of the State Architect.	5	NR	5	NR	7	NR	8	9	10	NR	NR	NR	NR	NR	Implemented
4.1	The CUSD maintains an appropriate structure for the effective management of its construction projects.	3	NR	4	6	7	NR	8	NR	NR	NR	NR	NR	NR	NR	Implemented
4.2	Change orders are processed and receive prior approval from required parties before being implemented within respective construction projects.	9	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
4.3	The district maintains appropriate project records and drawings.	6	NR	7	8	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented
4.4	Each Inspector of Record (IOR) assignment is properly approved.	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
5.1	The district complies with formal bidding procedures.	9	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
5.2	The district has a procedure for requests/proposals.	9	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
5.3	The district maintains files of conflict of interest statements and complies with legal requirements. Conflict of interest statements should be collected annually by the superintendent and kept on file in the superintendent's office.	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented

Facilities Management

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Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
5.4	The CUSD ensures that biddable plans and specifications are developed through its licensed architects/engineers for respective construction projects.	6	7	7	8	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented
5.5	The CUSD ensures that requests for progress payments are carefully evaluated.	8	NR	NR	NR	9	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
5.6	The district maintains contract award/appeal processes.	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
6.1	The district complies with California Department of Education (CDE) requirements relative to the provision of Special Education facilities.	10	NR	10	NR	NR	NR	NR	NR	10	NR	NR	NR	NR	NR	Implemented
6.2*	The CUSD provides facilities for its Special Education programs which ensure equity with other educational programs within the district and provides appropriate learning environments in relation to educational program needs.	4	NR	NR	4	5	6	7	8	8	9	9	9	10	10	Implemented
6.3*	The district provides facilities for its Special Education programs which provide appropriate learning environments in relation to educational program needs.	4	NR	4	4	5	6	7	8	8	9	9	9	10	10	Implemented

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### Facilities Management

Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
7.1	The district applies for state funding for class size reduction facilities. The district should apply for class size reduction facilities funding annually.	9	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
7.2	The CUSD has provided adequate facilities for the additional classes resulting from the implementation of Class Size Reduction.	9	NR	NR	NR	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
7.3	The district has complied with CDE suggested space requirements relative to the provision of educational environments for the implementation of Class Size Reduction (CSR).	0	NR	4	4	4	6	NR	NR	NR	NR	NR	NR	NR	NR	July 2005
7.4	The CUSD has developed a plan for the provision of permanent facilities in which to house its CSR programs.	0	NR	NR	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	July 2005
8.1	The district should have an adopted policy for energy conservation and should take steps to implement an effective energy conservation program.	3	NR	4	5	NR	NR	8	NR	NR	NR	NR	NR	NR	NR	Implemented
8.2	The district should have a comprehensive analysis of its utility bills (all sites) as it relates to its energy consumption.	0	5	NR	5	NR	NR	8	NR	NR	NR	NR	NR	NR	NR	Implemented

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Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
8.3	The district should have identified all eligible sites for state funding and should have filed an application for each eligible site with the Office of Public School Construction.	9	NR	9	NR	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
8.4	The district should have a policy that incorporates the Energy Conservation Recommendations into its modernization and construction projects.	6	NR	NR	NR	7	NR	8	NR	NR	NR	NR	NR	NR	NR	Implemented
8.5*	Adequate maintenance records and reports are kept, including a complete inventory of supplies, materials, tools and equipment. All employees required to perform maintenance on school sites should be provided with adequate supplies, equipment and training to perform maintenance tasks in a timely and professional manner. Included in the training is how to inventory supplies and equipment and when to order or replenish them.	0	6	6	6	6	7	8	9	9	10	10	10	10	10	Implemented

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### Facilities Management

Standard to be addressed		Feb. 1999	Aug. 1999	Feb. 2000	Aug. 2000	Feb. 2001	Aug. 2001	Feb. 2002	Aug. 2002	Feb. 2003	Aug. 2003	Feb. 2004	Aug. 2004	Feb. 2005	Aug. 2005	Time line/ Goal
		Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating		
8.6*	Procedures are in place for evaluating the work quality of maintenance and operations staff. The quality of the work performed by the maintenance and operations staff should be evaluated on a regular basis using a board-adopted procedure which delineates the areas of evaluation and the types of work to be evaluated.	5	NR	5	5	6	7	8	9	9	10	10	10	10	10	Implemented
8.7	Major areas of custodial and maintenance responsibilities and specific jobs to be performed have been identified. Custodial and maintenance personnel should have written job descriptions that delineate the major areas of responsibilities that they will be expected to perform and will be evaluated on.	6	NR	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	June 2001

Facilities Management																
Standard to be addressed		Feb. 1999 Rating	Aug. 1999 Rating	Feb. 2000 Rating	Aug. 2000 Rating	Feb. 2001 Rating	Aug. 2001 Rating	Feb. 2002 Rating	Aug. 2002 Rating	Feb. 2003 Rating	Aug. 2003 Rating	Feb. 2004 Rating	Aug. 2004 Rating	Feb. 2005 Rating	Aug. 2005 Rating	Time line/ Goal
8.8*	Necessary supplies, tools and equipment for the proper care and cleaning of the school(s) are available to staff. Operational staff should be expected to keep the campuses clean. In order for the staff to meet these expectations, they must be provided with the necessary supplies, tools and equipment, as well as the training associated with the proper use of such.	4	NR	NR	6	6	6	8	9	9	10	10	10	10	10	Implemented
8.9*	The district has an effective preventive maintenance program. The district should have a written preventive maintenance program that is scheduled and followed by the maintenance staff. This program should include verification of the completion of work by the supervisor of the maintenance staff.	5	NR	5	5	5	6	7	8	9	10	10	10	10	10	Implemented
8.10*	The governing board shall keep the school buildings in repair and supervised.	2	NR	NR	6	6	7	8	9	9	10	10	10	10	10	Implemented
8.11	Toilet facilities are adequate and maintained. All buildings and grounds are maintained.	0	5	NR	NR	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	July 2003

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### Facilities Management

Standard to be addressed		Feb. 1999	Aug. 1999	Feb. 2000	Aug. 2000	Feb. 2001	Aug. 2001	Feb. 2002	Aug. 2002	Feb. 2003	Aug. 2003	Feb. 2004	Aug. 2004	Feb. 2005	Aug. 2005	Time line/ Goal
		Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating	Rating		
8.12*	The district has implemented a planned program maintenance system. The district should have a written planned program maintenance system that includes an inventory of all facilities and equipment that will require maintenance and replacement. This program should include purchase prices, anticipated life expectancies, anticipated replacement timelines and budgetary resources necessary to maintain the facilities.	0	2	NR	5	5	6	7	8	8	8	9	9	10	10	Implemented
9.1	The CUSD has developed a plan for attractively landscaped facilities.	2	NR	NR	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	June 2001
9.2	The goals and objectives of the technology plan should be clearly defined. The plan should include both the administrative and instructional technology systems. There should be a summary of the costs of each objective and a financing plan should be in place.	4	NR	NR	NR	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	June 2002

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9.3*	The governing board shall provide a warm, healthful place in which children who bring their own lunches to school may eat their lunch.	3	NR	NR	4	4	4	6	7	8	8	9	9	9	10	Implemented
9.4*	The governing board of every school district shall provide clean and operable flush toilets for the use of pupils.	4	NR	NR	5	6	6	8	8	9	10	10	10	10	10	Implemented
9.5	The CUSD has plans for the provision of extended day programs within its respective school sites.	7	NR	NR	NR	8	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
9.6	The CUSD has developed and maintains a plan to ensure equality and equity of its facilities throughout the district.	0	NR	2	4	5	NR	NR	NR	8	NR	NR	NR	NR	NR	Implemented
9.7*	All schools shall have adequate heating and ventilation.	0	2	2	4	5	6	7	8	9	9	10	10	10	10	Implemented
9.8*	All schools shall have adequate lighting and electrical service.	0	NR	2	4	6	6	7	8	9	10	10	10	10	10	Implemented
9.9	Classrooms are free of noise and other barriers to instruction.	8	NR	NR	NR	8	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented

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9.10*	The learning environments provided within respective school sites within the CUSD are conducive to high quality teaching and learning.	0	NR	NR	4	4	5	6	7	8	9	10	10	10	10	Implemented
9.11*	Facilities within CUSD reflect the standards and expectations established by the community.	0	NR	2	4	4	5	7	8	9	9	10	10	10	10	Implemented
10.1	The district should have a plan to promote community involvement in schools.	8	NR	NR	8	9	10	10	10	10	10	10	10	10	10	Implemented
10.2	Education Code Section 38130 establishes terms and conditions of school facility use by community organizations, in the process requiring establishment of both direct cost and fair market rental rates, specifying what groups have which priorities and fee schedules.	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented
10.3	Districts should maintain comprehensive records and controls on civic center implementation and cash management.	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented

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11.1	The district's public information office should coordinate a full appraisal to students, staff and community of the condition of the district's facilities.	8	NR	NR	NR	9	NR	NR	10	NR	NR	NR	NR	NR	NR	Implemented
11.2	The district should apprise students, staff and community of efforts to rectify any substandard conditions.	9	NR	NR	7	7	7	8	8	8	9	9	9	10	10	Implemented
11.3	The district should provide clear and comprehensive communication to staff of its standards and plans.	6	NR	NR	NR	7	NR	NR	NR	8	NR	NR	NR	NR	NR	Implemented
11.4	All stakeholder groups should be directly involved in a meaningful manner regarding the district's facilities and their operation.	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Implemented

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