

# Sustainable Maintenance Management Framework (SMMF)

## Details of Program

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### A. Planned Maintenance Program Policy

**Objectives and outcomes** – To maximize the life expectancy, effectiveness, and health and safety of school buildings, thereby, safeguarding the taxpayer’s investment in school facilities.

**Who is affected** – Recommended for all School Districts.

1. Initially OSPI will notify all school district that accepted a building in 1994-95 telling them that they will need to establish a SMMF policy and planned maintenance program. The program will initially focus on buildings required to report under the old 2% rule (buildings accepted in 1993).
2. All school districts will be encouraged to adopt a SMMF policy and implement a planned maintenance program. It is recommended that incentives be developed such as a one-time grant through the Study and Survey that would be available to help the districts establish their planned maintenance program. This approach reaches and encourages new school districts each year to participate in this important program.

**What will the school boards need to do** – Each School Board will adopt a policy authorizing the Planned Maintenance Program (PMP) and charging the Superintendent with the oversight to see that a Planned Maintenance Program is established and implemented.

**When will it start** – It is a recommendation of the TAC that OSPI adopt WAC’s to support the SMMF. Once adopted, school districts that utilized state match funding and accepted buildings in 1994 and later will have 6 months to adopt a policy, and 1 year from the policy adoption to develop and implement the planned maintenance program. All other districts that did not have state matched funding projects would be encouraged to develop a SMMF policy and planned maintenance program for their districts in a timeline of one to two years.

### B. Planned Maintenance Program (PMP)

This program is intended to give school districts a tool that will help provide structure to maintenance, repair and operations and a tool that will assist in assessing those functions. Each district can make decisions regarding the number of staff, procedures, etc., that can be incorporated into their plan.

A model plan will be developed that can be altered and adopted by the school districts or each school district can develop their own plan. One component of the plan is a reporting to the district board and the school district Superintendent that a PMP has been developed and implemented (the districts will submit copies of the adopted policy and plan to OSPI). Another