

# **FACILITIES MANAGEMENT & CAPITAL PROJECT STATUS REPORT**

## **December 2012**

### **Facilities Management – General**

In the past month, the maintenance crews have completed 282 work orders, and are currently working on 487 open work orders.

Maintenance crews are back on scheduled maintenance and focusing on Denfeld at this time.

Storeroom / Utility functions are being evaluated.

Safety railing / fall protection project is completed at Denfeld.

Modifications to create a GED testing booth in ALC are being worked on with Beth T.

### **Capital Construction:**

Currently, LRFP site work is ongoing at Congdon Park, Myers-Wilkins, WMS, and OEMS.

OEMS girl's pool locker room floor drain issues are being investigated.

Door closer issues at multiple sites are being reviewed.

Various training sessions at our new sites on a variety of systems is occurring regularly.

Commissioning of HVAC equipment is still ongoing at both LPMS and OEMS.

Testing / Balancing / and Commissioning of our new HVAC systems at our new sites is occurring, ongoing, and almost completed, and contractors are very close to completing the repairs as identified.

JCI, District, and CM's continue to meet at Facilities on a weekly basis to review all ongoing issues, as well as weekly at all site construction meetings.

### **Operations**

Building staff prepared sites and set up for holiday programs that took place at each site. Operations staff used the break to accomplish HVAC maintenance and special cleaning of hallways, bathrooms and areas that required attention to keep the buildings appearance up, especially during this time of year when salt and sand is tracked throughout the school.

The excess items at Central are being organized for the February auction.

### **Health and Safety**

- Emergency Response Crisis Management (ERCM) activities included:
  - Meeting with Denfeld's response team prior to Friday's alleged/potential shooting incident and assisting in staffing and review of the ERCM plan.
  - Reviewing security at several locations and assisting in improvement ideas for securing facilities.

- Workers' Compensation activities included:
  - Reviewing worker's compensation claims and matching them to the OSHA log for monthly reviews.
  - There were 27 FROI's (First Report of Injury/Incident). Two were recordable incidents, of which one is a lost time incident (shoulder strain and slip/fall).
- Received the noise monitoring results and report for Ordean East's industrial arts room. Although no one tested over the OSHA limits, the instructor's test results were close to 85dB; therefore, the sound panels that have already been purchased will be installed.
- The IAQ results for the suspected mold in Lakewood Elementary were received. The samples did not reveal any raised levels of airborne mold spores inside room 122 (the room in question from a parent), however, there are future plans to replace the carpeting at Lakewood Elementary.

**Risk Management**

There have been no significant claims or changes in status relating to insurance policies for general liability, property, auto, and school leader's legal liability.

Attachment – FY 13 Facilities Maintenance Schedule