

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

## **May 2014**

### **Facilities Management – General**

In the past month the maintenance crews have completed 255 work orders, and are currently working on 530 open work orders.

Final snow removal invoices have been processed, and the District incurred just short of \$242,000 in snow removal expenses this year. This cost is higher than usual, but due to the extreme cold and extended snow removal season this is to be expected. Later in the season, we also incurred trucking costs to remove snow from sites that could not store additional snow, which is anticipated and keeps needed parking spots open and sites safe from a traffic movement perspective. Overall our in-house staff worked as much as possible on these tasks to keep costs down, but this winter was unique with the extreme conditions from December through March.

The District is currently working with MN Power and their consultant to determine if we are potentially eligible for monetary rebates through Comfort Systems of Duluth related to the reduced gas consumption of our new high efficient boilers at all our renovated sites. We will continue to work on this and make every effort to achieve rebate funds.

The District is soliciting quotes to add a sidewalk for students to travel from Piedmont to the play field beyond the church.

In early May, crews performed spring start up maintenance for all district site chillers.

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

### **Capital Construction:**

Jamar has started preparations to begin the Denfeld basement drainage project which will be completed this summer.

In July, Superior Glass will finish the caulking of windows at Congdon Park to ensure the older windows are water tight.

We are working with DSGW / Bossardt and others to determine a solution to the loading dock issues at MWE, along with any other outstanding issues to resolve.

We are working with LHB / KA and others to schedule the work to accomplish the loading dock solution work at LPMS, along with any other outstanding issues to resolve.

### **Operations**

To use the building chillers requires several warm days during which our contractors can start and test the equipment. This spring, we did not have many warm days; temperatures went from

extended cold directly to hot last week. As a result, some of the chillers were not ready and there were some complaints about warm buildings. The chillers are all now operating to accomplish the dehumidification of buildings during the rest of the spring and summer months.

The building lawn care services are also operating behind schedule as near the time they needed to be mowed, the rains started. The contractors are working hard between the scattered showers to catch up.

District crews are finishing the transfer of items from Morgan Park and Nettleton that were left after the schools took everything they wanted or transferred to other schools. Surplus items in good shape are being transferred to Central for further redistribution to other schools or prepared for sale.

### **Health, Safety & Environmental Management**

- Environmental/Health
  - A chemical review of East High School science lab was completed. The safety equipment was also reviewed and sample goggles are being ordered to try more durable styles.
  - Investigated a mold smell/water leak at Ordean East. The wall was wet and will need to be repaired.
- ERCM
  - A meeting was held with St. Louis County to discuss command centers, how they may be used, and what their best practices are.
  - AED pads were replaced in 31 of the units as required every two (2) years.
- Workers' Compensation Activities
  - The Experience Modification Rate fell to .99 – below the 1.00 industry average!
  - OSHA Recordables - 2 recordables. One shoulder strain while lifting a lunchroom table and one back/neck injury from hitting a bump while driving a bus.
  - Incidents Reported: 25 injuries reported.

### **Risk Management**

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