

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

## **January 2011**

### **Facilities Management – General**

The 1890's Preservation Committee received a variance from the State Fire Marshal division to continue conducting private tours in the HOCHS Clock Tower. This variance is granted under specific conditions including the addition of some safety components and specific criteria that must be followed.

### **Capital Construction:**

Currently, LRFP site work is ongoing at WMS, Denfeld, East HS, Piedmont, East MS, Lester Park, and Laura MacArthur.

The HOCHS flat roof replacement project has slowed down for the winter and work will resume again once warm weather arrives. During old roof removal in the bell level it was found that there is substantial rot damage to the wood flooring structure. To resolve, structural analysis has been completed and methods to reinforce and replace flooring components are being designed at this time. Work will commence ASAP once the solution is determined. Once structurally sound, the roofing effort will commence to complete that level and prevent further damage.

DSGW and FJJ continue to investigate Grant School to study the existing structure and verify existing conditions.

95% review meetings were conducted at ARI for East HS bid package 5.

A "finishes" meeting was conducted at ARI to review all finish components.

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.

### **Maintenance:**

In December, Facilities Management Operations crews worked on maintenance and cleaning tasks that could be accomplished when classrooms were not being used. Crews were also applying floor finishes to hallways and areas of the building where needed. Due to the amount of snow we have received so far this year, Maintenance personnel have been busy clearing and trucking the snow from various sites.

District painters worked in the Denfeld gym to prepare for the opening of school in the fall. The ceiling area is being cleaned and the large ducts and walls will be painted by District painters. District utility crews are still moving items from Grant School to storage and carpenters will be removing cabinets for possible reuse at other sites.

Ten people were trained to and received Pool Operator certifications.

Currently there are **330** open work requests district-wide. Specific to the month of December, we received **180** new work requests and **239** were successfully responded to and completed.

### November FY 2010 / November FY 2011 Usage

Utility	November 2009			November 2010		
	Cost	Usage	Heating Degree Days	Cost	Usage	Heating Degree Days
Electricity	\$73,883	927,001 Kwh	806	\$83,533	904,229 Kwh	1,032
*Gas	\$73,610	87,322 CCF		\$90,267	123,121 CCF	
Water	\$5,553	2,477 CCF		\$4,780	2,114 CCF	
Sewage	\$12,655	2,456 CCF		\$10,848	2,098 CCF	
Storm	\$9,479	-----		\$8,838	-----	
Refuse	\$7,340	-----		\$5,785	-----	

\*There were 226 more heating degree days in November 2010 compared to November 2009

### Health, Safety & Environmental Management

- Emergency Response Crisis Management (ERCM) activities included:
  - Continual work on advancing and improving our ERCM program district-wide.
  - On-site meetings continue with school principals, office personnel and other radio users explaining usage guides and procedures to aid our staff with communication issues.
- Workers' Compensation activities included:
  - Filing of 21 new employee accident reports during the month of December. One report was classified as an OSHA recordable.
  - Ongoing management of several open Workers' Compensation cases.
- Ongoing involvement with various issues related to the construction currently underway across the district.
- Labor Management Safety Committee meeting held. Minutes are posted on the District web page.

### 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.