

FACILITIES MANAGEMENT & CAPITAL PROJECT STATUS REPORT

March 2014

Facilities Management – General

In the past month, the maintenance crews have completed 192 work orders.

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

Capital Construction:

The Pre-Bid meeting for the Congdon Park roof / wall construction project took place on March 27th.

We have met with Jamar Company to discuss and review the Denfeld basement project to add drainage trenches and sump pits with pumps necessary to resolve a long term problem with wet conditions that affect safety and increase potential for decreased air quality. This work is planned to occur this summer as a 10-Year Plan project funded with FY15 alternative facilities revenue.

Once it warms up, Superior Glass will finish the caulking of windows at Congdon Park to ensure the older windows are water tight. There has been leaking around windows due to failed sealants that has allowed water to enter the building during some driving rain events.

Once the ground thaws, we will be fixing / straightening the perimeter fencing at PSS.

Structural reinforcements of roof trusses have been installed in the LPMS commons area. This action is a partial repair of the deficiency identified in some of the roof trusses in the commons area. We are continuing to work with the truss manufacture and our project engineers to determine a permanent repair to be accomplished this summer.

We are continuing to work with DSGW / Bossardt and others to determine a solution to a performance deficiency relating to the loading dock at MWE.

We are planning work to be accomplished this summer to correct a performance deficiency associated with the loading dock at LPMS. The contractor, design firm and construction manager have agreed to pay for this work and there will be no cost to the district for this corrective action.

Operations

March has been unseasonably cold combined with some major snow events that have kept crews busy with snow removal efforts. The district has also had the challenge of keeping the roof vents and ventilating equipment located in roofs open this year. Building staff have been required to remove snow from around these units so they can operate efficiently.

March tends to be a sloppy time of year where staff deal with the snow and sand that gets tracked into the building. Until the sidewalks dry up and can be swept off, keeping the hallways clean and dry is an ongoing challenge.

Health, Safety & Environmental Management

- Emergency Response Crisis Management
 - Advisory team met and discussed updates and where the program is headed.
 - Researched adding an incident command center for emergencies.
 - Water outage procedure improvements were implemented.
 - District emergency response ID's were implemented.
 - Began replacing batteries in AED's.

- Workers' Compensation Activities
 - OSHA Recordables
 - 3 Recordable:
 - Pain in left wrist – repetitive motion.
 - Pain in head/neck from hitting on playground.
 - Right knee pain – Tripped on curb after snow.
 - Incidents Reported: 35 injuries reported. Several slip and fall injuries.

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.