

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

## **May 2016**

### **Facilities Management – Maintenance and Operations - General**

In the past month the maintenance crews have completed 298 work orders, and are currently working on 393 open work orders.

Facilities maintenance trade crews are currently scheduled to be at OEMS to be followed by Congdon Park, Homecroft and Lakewood elementary schools.

Re-commissioning is continuing at four sites as mentioned last month, and will be completed once warm weather arrives and the dehumidification process and functionality can be tested and evaluated.

### **Capital Construction:**

Ongoing - Facilities is working with design professionals, as well as time and material contractors to facilitate the completion of the School Board approved projects related to the remaining LRFP fund balance.

The project for Classroom Security Locksets has been completed this week.

Installation of the EHS visitor management doors will be starting in mid-June.

HOCHS new main 3<sup>rd</sup> Street visitor entrance construction should be complete with access control by June 20.

Johnson-Wilson Constructors has begun excavation work for the new Design Center at Denfeld High School.

The second round of bids was received for HOCHS 3<sup>rd</sup> Street visitor parking lot, and this project was awarded and will begin shortly.

The new data cabling and camera installation project at HOCHS is about 1/3 done at this point.

Construction efforts have started for the Unity gym remodeling project.

### **New Employee**

I want to welcome and introduce Dylan Carlson who joins the Facilities Management team today as our new Supervisor of Operations.

Dylan will take over the former role and position of John Hoban. Dylan has worked since 2009 with South Washington County Schools in Cottage Grove, MN. He is a BA graduate of the University of Wisconsin-Stout, and comes to us with excellent letters of recommendation from his former superintendent of schools, department heads and director of facilities.

### **Facilities Management – Operations - General**

Cleaning efforts are ongoing at all sites.

Summer cleaning plans are being discussed and we are prepared to implement.

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

- Environmental/Health/Safety
  - Shredded rubber mulch was added to various playgrounds to ensure the proper attenuation levels.
  - A pickup truck full of chemicals and paints was recycled through the WLSSD Clean Shop program. This included the majority of items left in Central High School.
  - The required AHERA 3-year asbestos inspection RFP received no proposals. The project was resent to those parties still interested to be quoted.
  - Basketball hoop inspections are scheduled for June 6.
  - Lead samples were taken from the windows at Myers-Wilkins ES and found to be positive for lead.
  - Asbestos samples were taken for the ceiling tiles and mastic in the first and second floors of HOCHS and were found to be negative.
  - Asbestos samples were taken from tunnel B26 behind the engineer's office at HOCHS and several were found to be positive. Arrowhead Consulting will be checking the room and offering recommendations for sealing or cleaning.
  - A mildew smell at Piedmont was addressed prior to the Head Start inspection. A hole was patched, but the sink may need to be removed at a later date and cleaned underneath.
  
- Emergency Response
  - When contacting Dale Sundstrom at the Minnesota Department of Education, School Finance Division, I was informed that no radio equipment is covered under the H&S budget unless it is strictly and only used for emergency response i.e. it sits on the shelf and is not used unless there is an emergency even if it's written in the plan. Specifically, radio repeaters are not allowed. A fire marshal may require them, but they are not covered under H&S because the law does not require them.
  
- Workers' Compensation Activities
  - RAS is visiting with Safety and HR on June 15 to walk through our safety programs and hiring practices for a routine safety inspection.
  - OSHA Recordables - 1 recordable incident: Teacher hit in the head with basketball.
  - Incidents Reported: 24 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.