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City of Appleton

Facilities and Construction Management

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Mission:

In partnership with the Common Council and the Mayor, we will provide a safe and productive working environment, which supports the departments and the community. In a professional manner, we will anticipate and respond to the needs of the community with dignity and respect by proactively and aggressively planning, maintaining, operating and managing all City-owned properties in a safe, accessible and cost effective manner.

March 2018 – Monthly Report

Month in Review

March 2018 - Monthly Report

Our department will provide a report on a regular basis to keep everyone apprised of what's happening in the Facilities and Construction Management Division. The report will be provided as an informational item at Finance Committee. The report may consist of the following:

- A brief overview of the past month(s).
- Project Status for CIP and major facilities projects.
- Data pertaining to the quantity of work orders completed by in-house staff by facility and work order type including related costs.
- Energy Conservation initiatives and information.
- What's going on in the Facilities Management field?
- Other.

Brief Overview

It is hard to believe we're already in the 2nd quarter of 2018. We work hard to be in a position that outdoor work can begin when the weather permits. Despite the latest weather we did get a good start on some projects including the roof replacement at Fire Station #5 and exterior caulking of joints at the Library. Overall, we feel good about the progress made towards our slate of projects for 2018. Jones Park will be a significant project that we anticipate starting in mid-April.



Replacement of roof at
Fire Station #5



Capital Improvement Project Status

Site	Project Description	Budget	Status
City Hall	Renovate the Tube delivery system	\$50,000	Bidding
Fire Stations	Upgrade kitchens and Bathroom Areas	\$50,000	Planning
Fire Stations	FS #5 Driveway Reconstruction	\$80,000	Construction
Fire Stations	Replace Flooring	\$30,000	Planning
Fire Stations	FS #1 replace waste lines	\$35,000	Design
Fire Stations	Replace Roof on FS #5	\$150,000	Construction
Library	Re-Caulk Stone Veneer Panels	\$25,000	Construction
Library	Renovate four service desks	\$50,000	Planning
Library	Secure Public Areas	\$40,000	Planning
MSB	Electrical Distribution System Testing and Repairs	\$25,000	Planning
MSB	Renovate Bathroom and Lockerroom	\$375,000	Design
Wastewater	Landscaping (trees, Turf)	\$25,000	Planning
Wastewater	Hardscape Improvements	\$290,000	Design
Wastewater	HVAC Upgrades (S Building or B-Building Boiler)	\$250,000	Design
Wastewater	Electrical Distribution Phase 1 Upgrades	\$1,470,750	Design
Water Treatment	HVAC Upgrades (Future Design)	\$25,000	Design
Valley Transit	New Generator	\$145,000	Waiting for VT Approval
Valley Transit	HVAC Upgrades (Bus Garage)	\$30,000	Waiting for VT Approval
Various Parks	Field Reconstructions	\$25,000	Planning
City Sites	Landscaping (trees, Turf)	\$25,000	Planning
City Sites	Hardscape Improvements	\$50,000	Design
AMP	Scheig Center Phase 3	\$100,000	Bidding
Ellen Kort Park	Development of Ellen Kort Park	\$25,000	Design
Jones Park	Development of Jones Park	\$3,545,000	Bidding
Mead Park/Pool	Recoat Mead Pool and Paint Slide Tower	\$145,000	Planning
Telulah Park	Riverfront Phase 1	\$765,000	Design
Vulcan Heritage	Hardscape Improvements – Parking Lot	\$250,000	Bidding
Various Parks	Lighting Upgrades (Linwood)	\$50,000	Design
Various Parks	Security Upgrades at parks (Peabody, Kiwanis)	\$15,000	Planning
Various Parks	ADA Improvements	\$50,000	Design/Bidding
Trestle Trails	Design for Edison and Lawe Street Trestles	\$100,000	Design
Lutz Park Trail	Construction of Trail – Lutz Park to Yacht Club	\$375,000	Construction
Various	Statue and Monument Restoration	\$15,000	Planning

Various Project Stages:

1. Planning
2. Design
3. Bidding (or solicitation of quotes, RFP, etc.)
4. Construction
5. Complete



Repaired and Refinished WW
A-Building Lab cabinets.

Construction Projects

Jones Park

Anticipating construction start in April (weather permitting) and upon bid approval of Common Council.

Other Projects – In Progress

Continued development of the GIS applications for both Facilities and Parks. This work includes collecting all the data necessary to build a system that will be efficient and effective for our trades people to perform their work. This initiative will take up to two years and will be a critical component of our asset management system as Tyler-Munis is implemented.

ADA Upgrades

In 2015 a city wide ADA audit was conducted. It was decided that the CIP program would fund \$50,000 per year to repair the identified deficiencies.

In 2016 \$49,460 was spent to complete 83 deficiencies identified. Highlights from the repairs included repairs to the stall partitions at City Park, Sidewalk repairs at City Park, Sidewalk Repairs at Telulah Park, and sidewalk repair at Highview Park.

In 2017 \$46,172 was spent to complete 140 deficiencies identified. Highlights from the repairs included Restroom repairs at Highview Park, restroom repairs at Alicia Park, Sidewalk repairs at Highview Park, Sidewalk repairs at Alicia Park and a new playground at Kiwanis Park.

In 2018, improvements will include drinking fountain upgrades at Colony Oaks, Hoover, Jaycee, Kiwanis and Schaefer parks. In addition bleacher pads and dugouts will be upgraded at Linwood Park. Walkways will be upgraded at Hoover Park.

Many deficiencies will be addressed at the time of replacement. For example, when the Erb Pavilion was replaced it addressed numerous issues. Many issues could not be simply repaired without a full replacement. Jones Park will have many issues resolved with the new construction in 2018.

AED Upgrades

Replacing 8 units throughout facilities that have exceeded a 10 year life span.

Work Order Information – By Facility (In-house Staff) – March

Facility	WO Qty.
City Hall	15
Fire Station #1	9
Fire Station #2	13
Fire Station #3	11
Fire Station #4	11
Fire Station #5	11
Fire Station #6	5
Golf Course	17
Library	19
MSB	40
Police	20
Parks & Rec.	33
Transit Center	4
Valley Transit	16
Water Plant	13
Water Lake Station	3
Wastewater Plant	35
Other	2
FMD	14
Total	291

WO Type	WO Qty.
Electrical	86
Plumbing	37
HVAC	51
Building/Structural	26
Fire/Life Safety	41
Locksmith	7
Paint/Carpentry	2
Roads/Grounds	3
Furniture	6
Security	4
Other	14
Non-Facilities	6
Code Compliance	4
Overhead Door	4
Total	291

Various other work was completed by outside contractors such as HVAC Preventive Maintenance, Fire Protection Inspections, Elevator Inspections, Overhead Door Inspections, Pest Control, etc.

Energy Conservation

Focus on Energy Incentives

We apply and receive energy incentives for the various energy efficient initiatives. Below are monies we received this month for previous projects.

Fire Station #4 – Received \$300 for lights upgraded in the basement areas.

Doughboy Statute, City Park Christmas Tree and lighting at the Municipal Services Building – Received a total of \$3,960 for various lighting upgrades at these sites.

Wastewater – Received \$858 for various upgrades in stairwells.

What New in Facilities Management?

Most City facilities have an area dedicated to exercise equipment. For example, the Police Station, Fire Stations, Municipal Services Building and Wastewater Plant have dedicated areas and equipment for exercise. It is my goal an area can be allocated within City Hall for some basic general exercise for employees. In general, people are more conscientious of their physical and mental health and providing an amenity that can improve either can greatly reduce medical expenses as well as improve overall attitudes, mood and self-confidence, which all benefit an employee as well as their employer.

Please call me with any questions @ 832-5572. Thank you.