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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.*

January/February 2018 – Monthly Report

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# Month in Review

## Jan./Feb. 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

On December 28th Kris Alberts started employment as the Facilities Management Support Specialist. Kris came from Edgewater FRP door and previously worked at LaForce Hardware and Wausau Homes.

The first quarter of the year was spent by management initiating the Capital Improvement Projects. Many of these projects require hiring either an engineer or architect to perform design work. Once specifications and/or drawings are developed the projects are bid to hire a contractor to perform the work. Our goal is to have most projects bid during the first third of the year leaving time to complete the projects while good weather is available.



Contractor's working on the epoxy floor coating at Fire Station #4. Project has since been completed.

Capital Improvement Project Status

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

Various Project Stages:

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



Renovation of a room previously known as the ozonator. The equipment was removed to reutilize the space. This space contained asbestos which was also fully remediated.

## Construction Projects

### Erb Park & Pool

We completed the scope of work with Miron Construction and have made final payment. We are monitoring ground water levels, especially around the large pool. Though our soils report had indicated that groundwater was not an issue, we may have to add an additional pump to remove water. We will continue to monitor this and if necessary add a pump if one is needed.

### Exhibition Center

We are currently working through punchlist items. Punchlist items are all minor things such as additional cleaning, door adjustments, paint touch-up, etc. The only large item we are working through is construction of the lighting elements and signage provided by Jones Sign. We have informed them that much of the work did not meet specifications and they need to rework much of it.

### Jones Park

Design is nearing completion and bidding will begin in February with an anticipated construction start in April (weather permitting).

## 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.

## Work Order Information – By Facility (In-house Staff) – Jan. /Feb.

Facility	WO Qty.
City Hall	24/19
Fire Station #1	8/15
Fire Station #2	11/8
Fire Station #3	13/5
Fire Station #4	14/8
Fire Station #5	12/5
Fire Station #6	6/5
Golf Course	12/6
Library	12/12
MSB	29/39
Police	24/20
Parks & Rec.	29/26
Transit Center	8/6
Valley Transit	22/7
Water Plant	18/17
Wastewater Plant	51/33
FMD	27/15
<b>Total</b>	<b>328/246</b>

WO Type	WO Qty.
Electrical	51/38
Plumbing	67/40
HVAC	72/51
Building/Structural	25/25
Fire/Life Safety	36/24
Locksmith	5/6
Paint/Carpentry	10/15
Roads/Grounds	5/7
Furniture	10/11
Security	9/3
Other	20/7
Non-Facilities	13/5
Code Compliance	3/3
Overhead Door	2/11
<b>Total</b>	<b>328/246</b>

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

Additional work orders in January represent a portion of work orders completed in December.

## Energy Conservation

### Focus on Energy Incentives

We applied for and will be receiving energy incentives for the various energy efficient initiatives at the new Exhibition Center. Received a check for \$9,529.50 for utilizing energy efficient lighting. We are anticipating an additional \$25,000 for HVAC related initiatives utilized also.

Erb Park & Pool – Received \$12,450 in energy rebates for using energy efficient fixtures and equipment on this project.



New light pole and LED heads for Mead Pool pool deck.

## What New in Facilities Management?

One of the hottest trends in Facilities Management is to provide a greater focus on Employee and Occupant Wellness. 80% of Facilities Management professionals cite employee wellness as an essential factor in retention and recruitment. For Facilities Management this means a greater focus on indoor air quality, increasing exposure to natural lighting, ergonomic furniture and an overall comfortable environment that leads to greater productivity and interaction amongst employees.

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