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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.

April/May 2018 – Monthly Report

Month in Review

April/May 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

Though it is always busy, these past months are some of the most challenging for staff as they are busy preparing the facilities and parks for the many visitors. Pavilions are opened which require them to be de-winterized, ensuring cooling systems are operational and programmed, doing any outdoor work that could not be done in the colder months and getting both pools ready to be open in early June. This is a massive undertaking as the pools not only need to be cleaned, but all systems need inspections and testing.

On occasion we get a curve ball thrown our way. At the Wastewater Treatment Plant we experienced a transformer main breaker failure and a MCC main breaker failure. This was causing power outages for B-bldg. and D-bldg during a critical time of highflow through the plant. Our master electrician Wade coordinated the test and repairs with Steinmetz and Wastewater. Steinmetz and our staff tended to this situation quickly by repairing the breakers and reinstalling them. This is a prime reason for the large capital improvement plan for upgrading the electrical distribution at the Wastewater Plant and the significant amount of testing done.

I have such gratitude for our staff for being able to pull off this large workload. For those that see take the time to review this report Thank You!

Below are a sample of projects we currently are working on that are in the construction phase.

Valley Transit Bus Maintenance Pit

The Facilities Department is assisting Valley Transit by managing the construction for the repairs needed to the bus maintenance pit. The project is scheduled to be complete by July 2018.



Valley Transit HVAC Repairs

All of the new heaters are up and the roofing contractor is attaching exhaust to the new roof penetrations. Project is scheduled to be complete in June.



Fire Station #5 Driveway Replacement

Construction is ongoing. Project is scheduled to be complete when DPW finishes the replacement of Kamps Ave.



Capital Improvement Project Status

Site	Project Description	Budget	Status
City Hall	Renovate the Tube delivery system	\$50,000	Construction (August)
Fire Stations	Upgrade kitchens and Bathroom Areas	\$50,000	Design
Fire Stations	FS #5 Driveway Reconstruction	\$80,000	Construction
Fire Stations	Replace Flooring	\$30,000	Design
Fire Stations	FS #1 replace waste lines	\$35,000	Design
Fire Stations	Replace Roof on FS #5	\$150,000	Complete
Library	Re-Caulk Stone Veneer Panels	\$25,000	Complete
Library	Renovate four service desks	\$50,000	Cancelled per Library
Library	Secure Public Areas	\$40,000	Cancelled per Library
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	Construction
Various Parks	Field Reconstructions	\$25,000	Planning
City Sites	Landscaping (Trees, Turf)	\$25,000	Planning
City Sites	Hardscape Improvements	\$50,000	Construction
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	Construction
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



Tree Removal at Jones Park

Construction Projects

Jones Park

Construction is underway and sheet piling is being installed along Lawrence Street. In addition, there have been 17 trees that were removed this past week. Though the hillsides are full of ash trees we limited the tree removal to those considered high hazard. These are hollow, dead or trees that are leaning significantly and could pose a danger or damage to property.

Other Projects – In Progress



- New sanitation stations at Erb and Mead Pools (left)
- Water Treatment Plant relamping
- Start-up of fountains at Houdini and City Park
- Mead Pool Slide Inspection (Code)
- Police Station Exterior Rail Painting
- Pavilion Start-Ups
- Various Others

Work Order Information – By Facility (In-house Staff) – April/May

Facility	WO Qty.
City Hall	20/18
Fire Station #1	13/10
Fire Station #2	5/7
Fire Station #3	7/7
Fire Station #4	6/9
Fire Station #5	9/6
Fire Station #6	8/9
Golf Course	8/6
Library	15/14
MSB	39/23
Police	12/19
Parks & Rec.	32/94
Transit Center	6/8
Valley Transit	10/13
Water Plant	18/13
Water Lake Station	2/6
Wastewater Plant	44/37
Other	3/6
FMD	17/18
Total	274/323

WO Type	WO Qty.
Electrical	47/47
Plumbing	39/64
HVAC	52/69
Building/Structural	27/32
Fire/Life Safety	34/24
Locksmith	10/7
Paint/Carpentry	11/9
Roads/Grounds	2/7
Furniture	9/11
Security	11/12
Other	14/20
Non-Facilities	3/10
Code Compliance	2/2
Overhead Door	13/3
Total	274/323

Various other work was completed by outside contractors such as HVAC Preventive Maintenance, Fire Protection Inspections, Elevator

Energy Conservation

Focus on Energy Incentives – Here is a total list of incentives we received for projects since 2017. We do our best to take advantage of any monies that are available to help us reduce energy costs and improve sustainability.

Project Name	Status	kW	kWh	Therms	Incent \$	Date pd
450727 - City of Appleton - Facil Grounds LED Ltg - 12/16	Paid	3.5670	18,270	0	\$2,610.00	01/25/17
455334 - Appleton - MSB roof project - 02/17	Paid	0.0996	873	5,028	\$3,052.95	08/22/17
455559 - City of Appleton - WWTP LED Ltg - 02/17	Paid	0.2952	1,512	0	\$144.00	03/03/17
455758 - Appleton - MSB HVAC/Ltg - 02/17	Paid	9.0597	13,905	0	\$2,992.80	03/03/17
458117 - Appleton - WWTP TLED 50 - 02/17	Paid	0.3900	2,000	0	\$105.00	04/22/17
459953 - City of Appleton - Multip Sites LED Ltg - 03/17	Paid	2.5010	12,710	0	\$615.00	03/21/17
485398 - Appleton - Erb Pool Ltg - 06/17	Paid	13.8136	139,199	0	\$7,087.50	07/10/17
492274 - Appleton - Erb Pool VFD/ERV - 06/17	Paid	43.8580	110,602	627	\$5,362.50	07/10/17
527083 - City of Appleton - Municip Serv Bldg LED Ltg - 11/17	Paid	1.2200	6,200	0	\$300.00	11/29/17
527087 - City of Appleton - Fire Stat # 6 LED Ltg - 11/17	Paid	2.1350	10,850	0	\$525.00	11/29/17
527092 - City of Appleton - Water Treat Plant LED Ltg - 11/17	Paid	0.6100	3,100	0	\$150.00	11/29/17
527096 - City of Appleton - WWTP LED Ltg - 11/17	Paid	0.3050	1,550	0	\$75.00	11/29/17
581977 - City of Appleton - WTP LED Ltg - 12/17	Paid	1.2200	6,200	0	\$360.00	01/19/18
581981 - City of Appleton - WWTP LED Ltg - 12/17	Paid	1.8300	9,300	0	\$540.00	01/19/18
582535 - City of Appleton - Expo Center HVAC - 01/18	Paid	39.0300	-1,361	21,024	\$25,598.67	04/07/18
583054 - City of Appleton - Expo Center Ltg - 01/18	Paid	23.8826	134,602	0	\$9,529.50	02/07/18
590009 - City of Appleton - FS # 4 LED Ltg - 03/18	Paid	1.1140	5,640	0	\$300.00	03/22/18
590017 - Appleton - WWTP Ltg - 03/18	Paid	1.0777	13,769	0	\$858.00	03/22/18
599590 - City of Appleton - City Park Ltg - 03/18	Paid	0.0000	5,584	0	\$270.00	03/22/18
600602 - Appleton - Municipal Svc Bldg Ltg - 03/18	Paid	3.7270	77,058	0	\$3,270.00	03/22/18
600641 - Appleton - PRFMD Bldg Ltg/HVAC - 03/18	Paid	1.0089	7,064	2,275	\$1,715.00	04/07/18
600649 - Appleton - Alicia Park Ltg - 03/18	Paid	0.0000	7,371	0	\$420.00	03/22/18
Totals		150.7443	585,998	28,954	\$65,880.92	

What New in Facilities Management?

We are currently working on a solution for our long-term storage of records. I am working with departments to obtain a quantity of files that can be stored off-site. These would be records that are required to be kept by state statute and generally never need to be accessed on a regular basis. It appears keeping the records at a records storage center is economical and will be able to free up some much needed space at City Hall as well as provide a solution for the records storage that is currently occurring in the Blue Ramp. When that facility is razed in 2019 those records will need a home.

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