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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.

Fall/Winter 2018 – Monthly Report

Month in Review

Fall/Winter 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

This year zoomed by and as usual the weather did not represent a typical fall/winter so far. Substantial rains led to challenges especially when it came to outdoor projects. Following that we went straight into colder than normal weather. The transition from summer to winter was quick requiring us to quickly adjust accordingly.

The 2019 budget was approved and continue to allow us to be efficient and effective, yet continue to remain under industry benchmarks for operations costs.

A significant amount of the Director's times has been spent working on the bluff site parking ramp project. I am currently working on obtaining DNR approvals for handling of soils, attending design meetings for the ramp itself as well as numerous other tasks required to complete the project.

Below are several pictures of some general and CIP projects.

Fire Station #3 Renovation (Pictures of Flooring Replacements)



TELULAH PARK SMALL PAVILION RESTROOM FLOOR EPOXY PREP



WATER TREATMENT PLANT EXTERIOR PAINTING COMPLETED



Capital Improvement Project Status

Site	Project Description	Budget	Status
City Hall	Renovate the Tube delivery system	\$50,000	Completed
Fire Stations	Upgrade kitchens and Bathroom Areas	\$50,000	Construction
Fire Stations	FS #5 Driveway Reconstruction	\$80,000	Completed
Fire Stations	Replace Flooring	\$25,000	Construction
Fire Stations	FS #1 replace waste lines	\$35,000	Construction
Fire Stations	Replace Roof on FS #5	\$150,000	Completed
Library	Re-Caulk Stone Veneer Panels	\$25,000	Completed
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	Completed
MSB	Renovate Bathroom and Lockerroom	\$375,000	Construction
Wastewater	Landscaping (trees, Turf)	\$25,000	Completed
Wastewater	Hardscape Improvements	\$290,000	Completed
Wastewater	HVAC Upgrades (S Building or B-Building Boiler)	\$250,000	Construction
Wastewater	Electrical Distribution Phase 1 Upgrades	\$1,470,750	Completed
Water Treatment	HVAC Upgrades (Future Design)	\$25,000	Completed
Valley Transit	New Generator	\$145,000	Design
Valley Transit	HVAC Upgrades (Bus Garage)	\$30,000	Completed
Various Parks	Field Reconstructions	\$25,000	Completed
City Sites	Landscaping (Trees, Turf)	\$25,000	Completed
City Sites	Hardscape Improvements	\$50,000	Completed
AMP	Scheig Center Phase 3	\$100,000	Completed
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	Completed
Telulah Park	Riverfront Phase 1	\$765,000	Construction
Vulcan Heritage	Hardscape Improvements – Parking Lot	\$250,000	Completed
Various Parks	Lighting Upgrades (Linwood)	\$50,000	Completed
Various Parks	Security Upgrades at parks (Peabody, Kiwanis)	\$15,000	Completed
Various Parks	ADA Improvements	\$50,000	Completed
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	Completed
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

Construction Projects

Jones Park

Construction was slowed do to the 13” of fall rain and the immediate cold temperatures. To ensure quality of concrete we suspended the balance of that until spring in addition to some other misc. work on the site. Work will continue on the performance stage until completed.

Once the turf is established during the 2019 growing season we will look to open the park.



Interior of pavilion which will also serve as the warming shelter in for winter activities.



Looking north from pavilion. The area nearest is the location of the family ice skating rink.



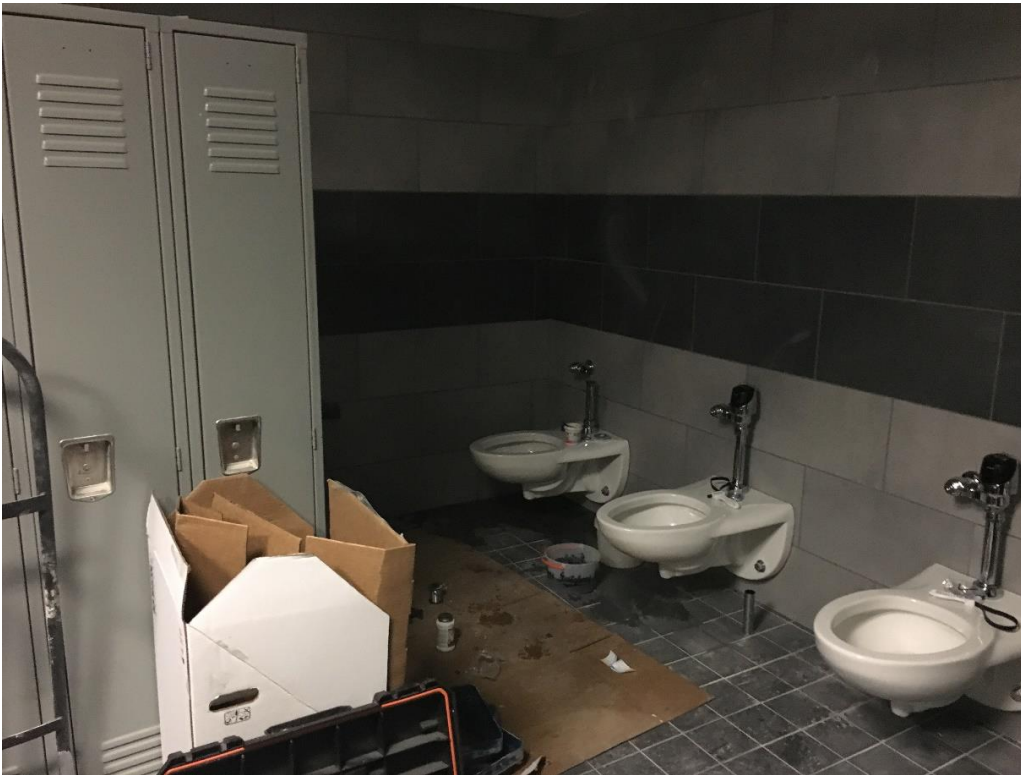
Looking south towards performance stage that is currently under construction.

WWTP Electrical Distribution





MSB Locker Room Renovation





City Hall Pneumatic Tube Replacement



WWTP Bio-Gas Boiler



Telulah Park (Lower)



Work Order Information – By Facility (In-house Staff) – Oct. /Nov.

Facility	WO Qty.
City Hall	17/23
Fire Station #1	10/19
Fire Station #2	5/8
Fire Station #3	6/13
Fire Station #4	6/12
Fire Station #5	9/6
Fire Station #6	6/7
Golf Course	12/9
Library	7/18
MSB	23/29
Police	15/20
Parks & Rec.	46/51
Transit Center	5/11
Valley Transit	11/19
Water Plant	14/25
Water Lake Station	1/4
Wastewater Plant	38/28
Other	3/0
FMD	12/19
Total	246/324

WO Type	WO Qty.
Electrical	45/52
Plumbing	45/41
HVAC	50/78
Building/Structural	36/24
Fire/Life Safety	28/31
Locksmith	3/11
Paint/Carpentry	6/20
Roads/Grounds	2/7
Furniture	8/6
Security	5/6
Other	13/21
Non-Facilities	0/10
Code Compliance	2/2
Overhead Door	3/5
Total	246/324

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