



Facilities are like children.
The more you have, the more help you need.

POINTS TO PONDER

-THE MESSAGE SENT TO A STUDENT ABOUT THE QUALITY OF INSTRUCTION, its level of importance, and the existence of concern is directly effected by facility condition. A student may assume the faculty and staff of a poorly maintained building will accept or expect a lower standard of behavior and a lessor effort in academic achievement. Likewise, a student may assume the faculty and staff of a well maintained building will expect and demand a higher standard of behavior and achievement.

MMSD Facility Assessment Outline

- Mission and Goals
- History
 - Building Construction Dates
- Facility Management Process
 - Previous 5 year Plan
 - Website – Referendum Project List
 - Postponed Items
- Updated Assessment
 - Process
 - Roofing Assessment

Mission and Goals

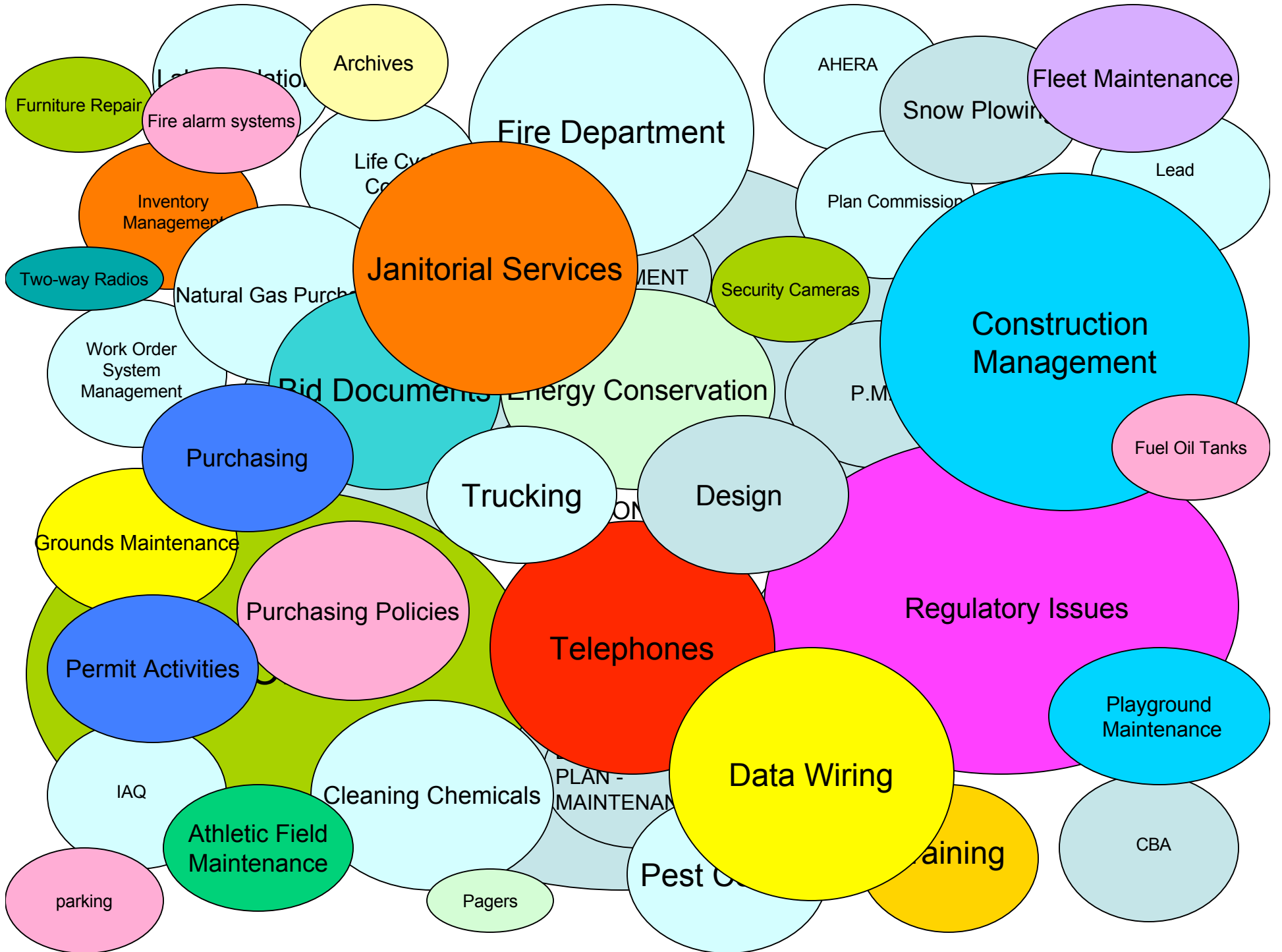
- [MMSD - Building Services](#)
- Goals
 - Life Safety System – Fire Alarm
 - Code Violations – egress, ventilation, smoke barriers, risk assessment
 - Improve the Educational Environment, - lighting, HVAC, flooring, roofing leaks, windows

Building Age

- Average building was built in 1960,
4,444,000 Square Feet – 44 years old
- Spreadsheet

History

- 1996 Blue Ribbon Task Team
- 1997 Barton & Malow Facility Assessment Audit
- 1999 Five Year Plan
- 1999 Maintenance Referendum - \$20 million
- 2004 Facility Assessment - \$27 million
- Validation Data
 - \$10 million annually in 1996
 - 2% of replacement cost - \$11,021,120
 - \$2 - \$2.50 per square foot
 - Average Age of 43 years.



Janitorial Services

Construction Management

Purchasing

Trucking

Design

Telephones

Data Wiring

Regulatory Issues

Grounds Maintenance

Purchasing Policies

Permit Activities

Athletic Field Maintenance

Cleaning Chemicals

Pagers

Pest Control

Training

CBA

Fire Department

AHERA

Snow Plowing

Fleet Maintenance

Lead

Plan Commission

Fire alarm systems

Life Cycle Cost

Bid Documents

Energy Conservation

Security Cameras

Furniture Repair

Inventory Management

Two-way Radios

Work Order System Management

Natural Gas Purch

Work Order System Management

Grounds Maintenance

parking

IAQ

PLAN - MAINTENAN

P.M.

Fuel Oil Tanks

Previous 5 Year Plan

- [Priorities on Previous List](#)
- [Referendum Project List](#)
- Postponed Items

Allis	Lighting Upgrade	\$50,000
Allis	Boilers	\$38,900
Allis	Unit Vents.	\$93,500
Emerson	Partial Roof	\$25,000
Glendale	Ext. Lighting	\$6,000
Ham/Van Hise	Unit Vents	\$8,000
Jefferson	Ext. Lighting	\$21,000
Kennedy	Ext. Lighting	\$12,000
Lakeview	Unit Vents	\$105,600
Sandburg	Unit Vents	\$20,000
Spring Harbor	Electrical Upgrade	\$93,500
Toki	AHU	\$92,600
Total		\$566,100

Updated Facility Assessment

- Emphasized Actual Field Condition
- Total \$27 Million over 5 years
- Prioritized by condition, than system
- Those items postponed in current Referendum Project List Appear in Year 1.
- Attempted to group projects for building closing.
- [Spreadsheet](#)
- [Roofing Spreadsheet](#)

BUILDING CONDITION = STUDENT ACHIEVEMENT