

Colorado School Plant Managers Meeting  
November 29, 2005

Introductions by Bill Moffitt and opening statement welcoming all.

30 Members were in attendance.

Bill Moffitt thanked Julie Springs for assisting with the handouts and power point presentation.

- Mike Drake from Elizabeth

C-1 School District presented an overview of their district.

Mike displayed pictures of 1885 schoolhouse and the original high school built in 1894. The current building 1920 with several remodels has a single pipe steam boiler system, it is a community building. Only one room used as classroom. The 3rd floor is used as storage. In the early 80's the district had 250 students and has rapidly grown to 2,747 students currently. Several new buildings have been built including a new middle school in 1978, a state of the art elementary in 1985, Singing Hills Elementary in 1988 and a new high school in 2000.

Pete Hall suggested using one of Elizabeth School District pictures for the web site.

- CASBO Discussion

Spring CASBO conference is trying to get more participation from the Operations and Maintenance side. LL Johnson. Is a vendor willing to get involved with the spring conference. There is a cost to vendors, but its also great exposure

- Meeting information

Our next meeting is January 27, no meeting in December. February meeting is at Jefferson County School District. Adams 50 in March, April we'll be at CASBO and Falcon will host in May. At CASBO we'll talk about next year's agenda. Wayne Blazek talked about International Rocky Mountain chapter seminar. They offer excellent training for facilities personnel with a wide variety of classes. January 9<sup>th</sup> is the deadline for the early bird special. Interesting session on environmental crime and moisture control. Cost is \$260 for full week per person

- CSPMA Web Site

Job site posting are slow. Encourage that as well.

Diane Scott sees the benefit of the group outreach on the western slope. The survey will be posted on the web site.

A request to share curriculum tech spec was provided for Falcon School Dist. 49 from Poudre. Thank you for sharing information.

Discussion was held on the facility survey. The survey is a useful tool when you are dealing with possible reduction of services. Timing is crucial. Last year a scorecard was introduced with overview of what the plan is. What is our plan? What is similar? What is different? Are we in the same business? Yes. But who is driving the truck? The expectations may be a little bit different. What data is required to measure how we compare to each other? What benchmarks do you think are important to measure? Data is only as good as to how you use it. Sixty surveys were sent out and only eight were returned. How can we improve our results?

We could use some improvement in fiscal year 04. Information based on data, not level of service, is important for the future. (Apples to apples.) Higher cost per sq. foot above national average would be perceived as out of whack. Cherry Creek is 100% contracted, so that ratio is different. What we've learned is make sure your document is accurate. The success of any service is how it's managed. Sometimes the contractor beats us on level of service. Contract takes care of classrooms and our groups take care of public area. We have a blend of contract and in house. It's easier to forgive in house staff because they're part of our organization. No. 1 on dashboard. (Objectives of things you need to measure to improve, what you write you will accomplish, what you measure you will improve) 2<sup>nd</sup> is speedometer (How fast can you accomplish things) and 3<sup>rd</sup> Fuel gauge. Having the capacity, possibly work in groups.

#### WHAT SHOULD WE BE MEASURING?

1. Labor/ cost per sq ft.
2. Cost per Square footage per student
3. Cost per Square foot of space.
4. Life cycle costs.
5. Utilities consumption instead of cost. Per kW or cu ft. per sq. ft.
6. Contracting, sub contractor costs, Hourly rate
7. Work order/ Data
8. Growth Rates
9. Student count
10. Maintenance measuring response to the sites. Emergency, Urgent, Routine/ Back Log.
11. Customer satisfaction
12. Level of service/ expectations
13. Sq ft day cust vs night cust.
14. Percentage of our man-hour for preventative rather than reactive maintenance.
15. Is there repetitive cleaning of the same areas

## WHY SHOULD WE BE MEASURING IT?

1. What are we getting for the dollar?
2. Being within the norm locally and national
3. Establish Capital renewal plans
4. Energy saving and statistic. Conservation
5. Establish reasonable cost guidelines and
6. Benchmarking Maintenance in relationship to age
7. Quality control
8. VALIDATE FUNDING REQUESTS.
9. Year round vs. traditional schedule
- 10 AC vs. no AC etc. 00

Helps to tell our story with data.

## HOW DO WE USE THE DATA?

1. Hiring practice
2. Budgeting
3. Staffing rations
4. Capital renewal plan
5. Benchmarking tools

More discussion needed in the future (possible sub committee)

- Snow removal presentation with Bill Fordyce and Bill Moffitt

Contract removal. – a lot of miles to cover in Douglas Co. We have had issues. Another area of concern is trash on the fields. Hope this will be an open discussion.

We cover 900 Square miles. Late hours all crews come to Castle Rock area to minimize drive time. We set alarm for every 2 hours. The capital renewal program has not kept up with vehicle replacements. Highland Ranch area is contracted out. Some trucks won't push over 6 to 8 inches of snow. The snow removal budget was \$73,000 and the following year it grew to \$81,000. We need access to heavy equipment. All salt and sanding is in house coverage plus snow removal from playgrounds is done in house as well. We had a poor response to bids..... 1 out of 26 was returned  
More retail opportunities for contractors are available

Snow removal is not guaranteed during school breaks and weekends.

We wait until snowstorm is over before snow removal begins.

Insurance requirements

- Discussion of ICE SLICER vs. Sand salt mix.

Ice Slicer:

\$74 a ton

0 degree freezing point

Reduces slips and falls

Breaks down reduces parking lot clean up

Salt and Sand

17-degree freezing point

Increased slips and falls

Increases parking lot clean up

Issues with the ice slicer being down..... some have lost sodded areas.

Only 1 distributor in Colorado

Enviro Tech Services. 1140 38<sup>th</sup> Ave Suite 1

Greeley Co. 1 -800-369-3878

Perimeter sidewalks are done by custodial staff. Snow blowers and some small John Deere tractors are used.. Priority is parking lots and drives. Do minimal during the daytime when people are on site.

- Douglas County trash removal:

On Site crews spends 2 hours minimal picking up trash from fields daily. . Grounds crew pick up trash and change trash bags weekly

Grounds supplies trash bags, which are purchased through the district warehouse.

Kids doing community service pick up trash. We try to strategically place cans and ask for coaches to help. Some high school custodial staff also help.

- Closed Loop Chemical Treatment by Richard Kunz

Closed loop systems, there is distrust of the water treatment field. A good display of what we can expect under water for 1 year. The item screws into brass made of mild steel wrapped in copper. We have experienced the same corrosion as the main system. Every system has a corrosion mark on it. Lets go to the report itself and find the problem. Systems are usually very well engineered but when it comes to construction it can vary. Pre operational treatment sometimes happen and sometimes doesn't. We have slag scale and there are items, which flake off. We can improve things a bit. Pre operational cleaning is not expensive. When you start charging for chemicals it cost about \$2.00 a pound and you might need 3 or 4 pounds a year. No one can make a living on that. Corrosion control strategies and what should we be doing? There are a number of signs of potential trouble. We shouldn't be buying brand named chemicals supplied in mixtures. It's like putting salt and pepper on the table and when you want salt you get both. Chemicals not needed result in compatibility problems. Sometimes you over treat.

and you shouldn't see chemical leaking from pump seals. Water should look clear and clean not smell etc. Nitrates and borates are common treatments that cause some problems. Only useful for ferrous metals, copper and brass.

Specific strategy:

Know that somebody has done his or her homework. What causes corrosion and the types of corrosion and what to put in to counteract the corrosion? What chemical or process neutralizes it? If the ph level is lower than 9 you are going to experience problems. Keep these 4 parameters in the safe zone. Sample frequently. But don't waste money by over sampling; about every 3 months is sufficient. They look at the sample report to see what the ph level and sulfite level are. Then we add chemicals accordingly. We determine the amount required and send it to you, and you put it in the system. You will need chemical about 1 out of every 10 times. Don't over treat.

- Simplex Grinnel – LED Exit light by Steve Buxman and fire extinguishers for Technical spaces. (Sensitive Electronic areas)

LED's save money. Colorado Springs Utilities offer cash for energy efficiency. We can save money and be more efficient by replacing fluorescent exit lights and fixtures with LED.

Efficiency of LED can last 80 to 100 years as compared to incandescent light.

LED's are more cost effective.

Reflective Exit signs are required to stay operable for up for 90 minutes of illumination. UL listed. Radioactive material is very safe explosion proof 10 year to 20-year life. They are registered to school there is an exchange program on these lights. No power is required and they are maintenance free with no hazard. If you have to register them you own it for the life of the product. There are common in theaters.

He demonstrated several led bulbs varying from 1 to 5 watt that carry a 25 year warranty.

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Computer or server room: An FE 36 extinguisher is recommended in sensitive electronic areas. Don't use ABC in server room, with sensitive electronic equipment.