

# Maintenance Operation & Construction

Carey Upton, Chief Operations Officer  
Roosevelt Brown, Director of Maintenance &  
Operations

12/14/2017

Board of Education Meeting

# FIT Inspections

FACILITY INSPECTION TOOL (FIT)										OFFICE OF PUBLIC SCHOOL CONSTRUCTION									
SCHOOL FACILITY CONDITIONS EVALUATION																			
(REV 05/09)										Page 6 of 6									
SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION										COUNTY									
Santa Monica										Los Angeles									
SCHOOL SITE										SCHOOL TYPE (GRADE LEVELS)					NUMBER OF CLASSROOMS ON SITE				
Edison Elementary										K thru 5					33				
INSPECTOR'S NAME					INSPECTOR'S TITLE					NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)									
Roosevelt Brown					Executive Director of Maintenance Operations and Construction					Gary Bradbury									
TIME OF INSPECTION					WEATHER CONDITION AT TIME OF INSPECTION														
7/13/2016					Clear and sunny														
PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)																			
TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR		C. CLEANLINESS		D. ELECTRICAL		E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL		
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES			
67	Number of "0"s:	67	67	67	67	67	67	67	7	65	66	67	67	67	0	67			
	Number of "1"s:	0	0	0	0	0	0	0	0	0	1	0	0	0	0				
	Number of "2"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	Number of "3"s:	0	0	0	0	0	0	0	60	2	0	0	0	0	67				
Percent of System in Good Repair Number of "0"s divided by (Total Areas - "NA"s")		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	98.51%	100.00%	100.00%	100.00%		100.00%			
Total Percent per Category (average of above)*		100.00%			100.00%	100.00%		100.00%	100.00%		99.26%		100.00%		100.00%				
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			GOOD	GOOD		GOOD	GOOD		GOOD		GOOD		GOOD				
*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".																			
OVERALL RATING:		DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE							99.91%		SCHOOL RATING**			EXEMPLARY					
		**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.																	
PERCENTAGE	DESCRIPTION																RATING		
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.																EXEMPLARY		
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.																GOOD		
75%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.																FAIR		
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.																POOR		

# FIT Inspections

	SITE	CATEGORY	A. SYSTEMS	B. INTERIOR	C. CLEANLINES	D. ELECTRICAL	E. RESTROOMS/ FOUNTAINS	F. SAFETY	G. STRUCTURAL	H. EXTERNAL	SCHOOL RATING		Change	
2015	GRANT	Total Percent per Category (average of above)* Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%	98.88%  GOOD	46.07%  POOR	92.70%  GOOD	97.75%  GOOD	99.34%  EXEMPLARY	100.00%  EXEMPLARY	98.88%  GOOD	86.52%  FAIR	90.02%  GOOD			
2016	GRANT	Total Percent per Category (average of above)* Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%	100.00%  EXEMPLARY	96.63%  GOOD	100.00%  GOOD	98.88%  GOOD	100.00%  GOOD	100.00%  GOOD	98.88%  GOOD	86.52%  FAIR	97.61%  GOOD		7.59%	Paint & Floor completed Summer 2016
2017	GRANT	Total Percent per Category (average of above)* Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%	100.00%  EXEMPLARY	96.63%  GOOD	100.00%  EXEMPLARY	98.88%  GOOD	100.00%  EXEMPLARY	100.00%  EXEMPLARY	98.88%  GOOD	86.52%  FAIR	97.61%  GOOD		0.00%	Windows completed Summer 2017

# FIT Inspections

2015	WEBSTER	Total Percent per Category (average of above)*	100.00%	32.35%	77.95%	97.06%	100.00%	97.06%	100.00%	64.71%	83.64%			
		Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%	EXEMPLARY	POOR	FAIR	GOOD	EXEMPLARY	GOOD	EXEMPLARY	POOR	FAIR			
2016	WEBSTER	Total Percent per Category (average of above)*	99.12%	55.96%	97.35%	95.70%	98.21%	91.89%	99.59%	96.86%	91.84%		8.20%	
		Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%	EXEMPLARY	POOR	GOOD	GOOD	GOOD	GOOD	EXEMPLARY	GOOD	GOOD	FAIR		
2017	WEBSTER	Total Percent per Category (average of above)*	100.00%	97.06%	100.00%	100.00%	100.00%	95.53%	100.00%	100.00%	99.07%		7.23%	Window, Paint & Floors in Summer 2017
		Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%	EXEMPLARY	Good	EXEMPLARY	EXEMPLARY	EXEMPLARY	GOOD	EXEMPLARY	EXEMPLARY	EXEMPLARY	GOOD		

# FIT Inspections

SITE	CATEGORY	A. SYSTEMS	B. INTERIOR	C. CLEANNESS	D. ELECTRICAL	E. RESTROOMS/ FOUNDATIONS	F. SAFETY	G. STRUCTURAL	H. EXTERNAL	SCHOOL RATING	SCHOOL RATING	CHANGE	
EDISON	Total Percent per Category average of above	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	New School in 2015-16 School Year
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY		
GRANT	Total Percent per Category average of above	100.00%	99.02%	100.00%	98.83%	100.00%	100.00%	98.83%	98.52%	97.81%		0.00%	Paint & Floor completed Summer 2016. Windows scheduled for Summer 2017
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	GOOD	EXEMPLARY	GOOD	EXEMPLARY	EXEMPLARY	GOOD	FAIR	GOOD	GOOD		
ROGERS	Total Percent per Category average of above	100.00%	100.00%	100.00%	100.00%	100.00%	99.77%	100.00%	99.77%	99.99%		0.00%	Paint & Floor completed Summer 2016. Windows scheduled for Summer 2017
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	GOOD	EXEMPLARY	GOOD	EXEMPLARY	GOOD		
MURCHISON	Total Percent per Category average of above	98.55%	97.17%	93.84%	94.52%	97.45%	97.95%	100.00%	97.95%	98.75%		0.00%	Paint & Floor scheduled for Summer 2019
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	POOR	GOOD	GOOD	GOOD	GOOD	EXEMPLARY	GOOD	GOOD	GOOD		
MANNLEY	Total Percent per Category average of above	99.97%	99.07%	99.98%	99.87%	100.00%	96.49%	100.00%	98.95%	98.12%		0.00%	Windows, Paint & Floors scheduled for Summer 2018
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	POOR	GOOD	GOOD	EXEMPLARY	GOOD	EXEMPLARY	GOOD	GOOD	GOOD		
FRANKLIN	Total Percent per Category average of above	98.27%	46.75%	98.70%	100.00%	99.21%	99.30%	98.75%	97.40%	98.34%		1.16%	Windows, Paint & Floors scheduled for Summer 2018
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	GOOD	POOR	GOOD	EXEMPLARY	EXEMPLARY	EXEMPLARY	GOOD	GOOD	GOOD	GOOD		
ROOSEVELT	Total Percent per Category average of above	100.00%	100.00%	100.00%	100.00%	98.91%	100.00%	100.00%	100.00%	98.81%		0.00%	Windows, Paint & Floors in Summer 2017
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	GOOD	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	GOOD		
ADAMS	Total Percent per Category average of above	99.40%	97.27%	96.40%	99.10%	97.22%	95.55%	99.10%	98.20%	98.28%		0.77%	Windows, Paint & Floors scheduled for Summer 2021 or 2022
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	POOR	GOOD	GOOD	GOOD	EXEMPLARY	EXEMPLARY	GOOD	GOOD	GOOD		
LINCOLN	Total Percent per Category average of above	99.41%	94.87%	99.90%	100.00%	100.00%	99.14%	99.90%	77.88%	91.30%		0.33%	Windows, Paint & Floors scheduled for Summer 2021 or 2022
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	POOR	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	FAIR	GOOD	GOOD		
CLIMAC	Total Percent per Category average of above	100.00%	98.90%	97.22%	94.44%	100.00%	91.67%	97.15%	91.67%	98.88%		2.05%	Modernization in process to be completed in 2018
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	POOR	GOOD	GOOD	EXEMPLARY	GOOD	GOOD	GOOD	FAIR	FAIR		
SANDY	Total Percent per Category average of above	98.12%	99.05%	99.90%	97.95%	98.95%	95.04%	98.05%	98.86%	98.65%		0.00%	Sandy Campus Plan will replace/modernize buildings
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	POOR	GOOD	GOOD	GOOD	GOOD	EXEMPLARY	GOOD	GOOD	GOOD		
WESTER	Total Percent per Category average of above	100.00%	97.98%	100.00%	100.00%	100.00%	95.55%	100.00%	100.00%	99.07%		7.20%	Windows, Paint & Floors in Summer 2017
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	Good	EXEMPLARY	EXEMPLARY	EXEMPLARY	GOOD	EXEMPLARY	EXEMPLARY	EXEMPLARY	GOOD		
PT. CLARE	Total Percent per Category average of above	100.00%	99.98%	97.07%	99.89%	99.78%	98.91%	97.75%	98.95%	99.93%		0.00%	Paint & Floor scheduled for Summer 2018
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	POOR	GOOD	EXEMPLARY	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD		
CABRILLO	Total Percent per Category average of above	100.00%	100.00%	98.78%	100.00%	98.69%	100.00%	100.00%	100.00%	98.68%		1.94%	Windows, Paint & Floor completed in Summer 2016
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	EXEMPLARY	EXEMPLARY	GOOD	EXEMPLARY	GOOD	EXEMPLARY	EXEMPLARY	EXEMPLARY	EXEMPLARY	GOOD		
MALIBU	Total Percent per Category average of above	98.51%	95.77%	98.30%	98.17%	98.68%	93.31%	100.00%	97.30%	98.88%		2.19%	Building Replacement and Windows, Paint & Floor scheduled for Summer 2017-2018
	Book (Check one) GOOD - 100% 100% SAT - 75% 80.00% POOR - 0% 74.00%	GOOD	POOR	GOOD	EXEMPLARY	GOOD	GOOD	EXEMPLARY	GOOD	GOOD	GOOD		
												Overall Score	95.00%
	PERCENTAGE	DESCRIPTION									RATING	Change	1.99%
	99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or repairs are very small areas of the school.									EXEMPLARY		
	90%-99.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.									GOOD		
	75%-90.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.									FAIR		
	0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.									POOR		



# FIT Inspections

## OVERALL SCORE

2015	90.27%
2016	93.10%
2017	95.09%

# Annual School Safety Inspections

# Each school is inspected to identify safety hazards



**Obstructed Emergency Exits**



**Poor Housekeeping**





**Trip/Fall Hazards**



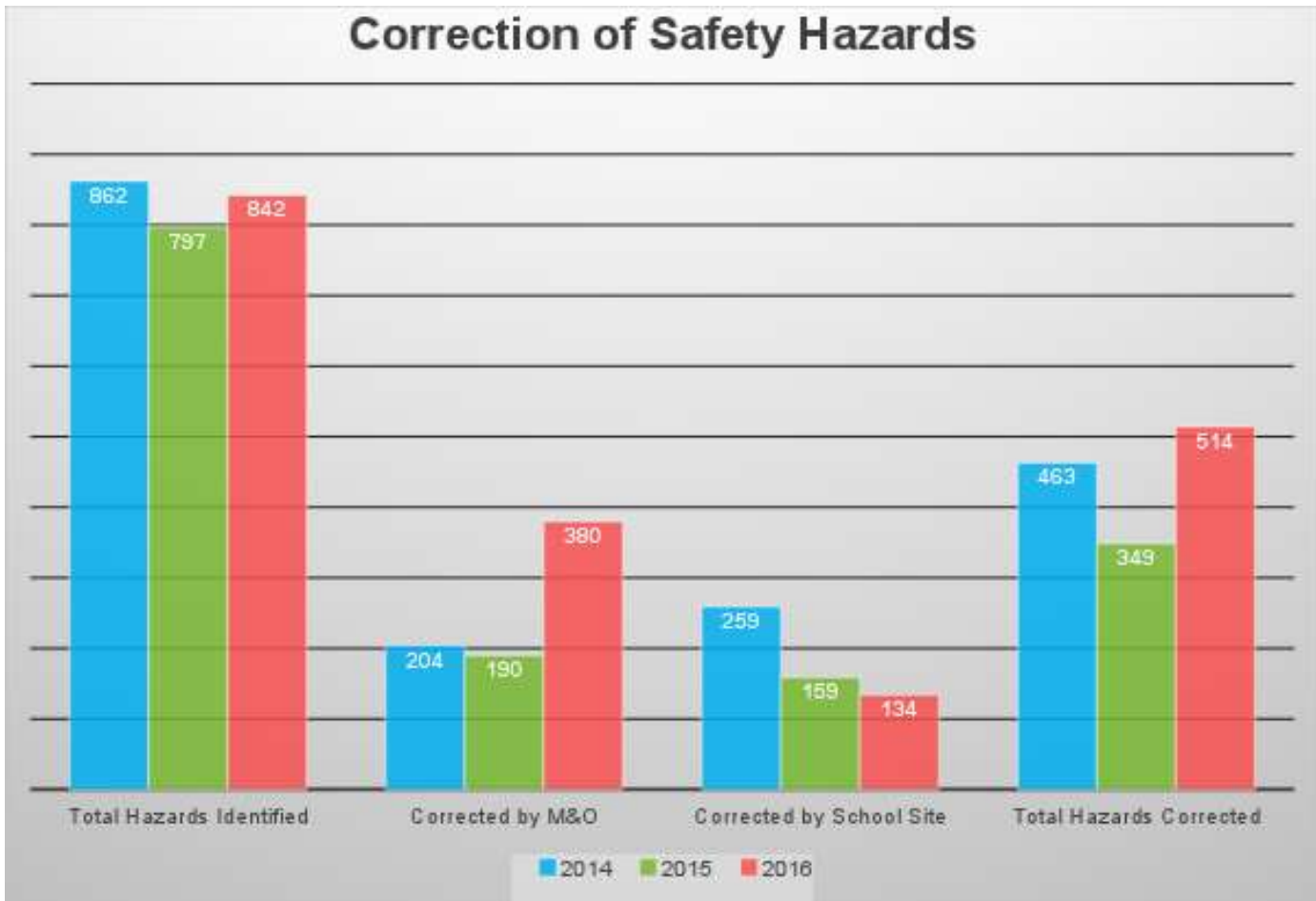
**Insecticides in Classrooms**



**Unsafe Equipment**

**Earthquake Hazards**



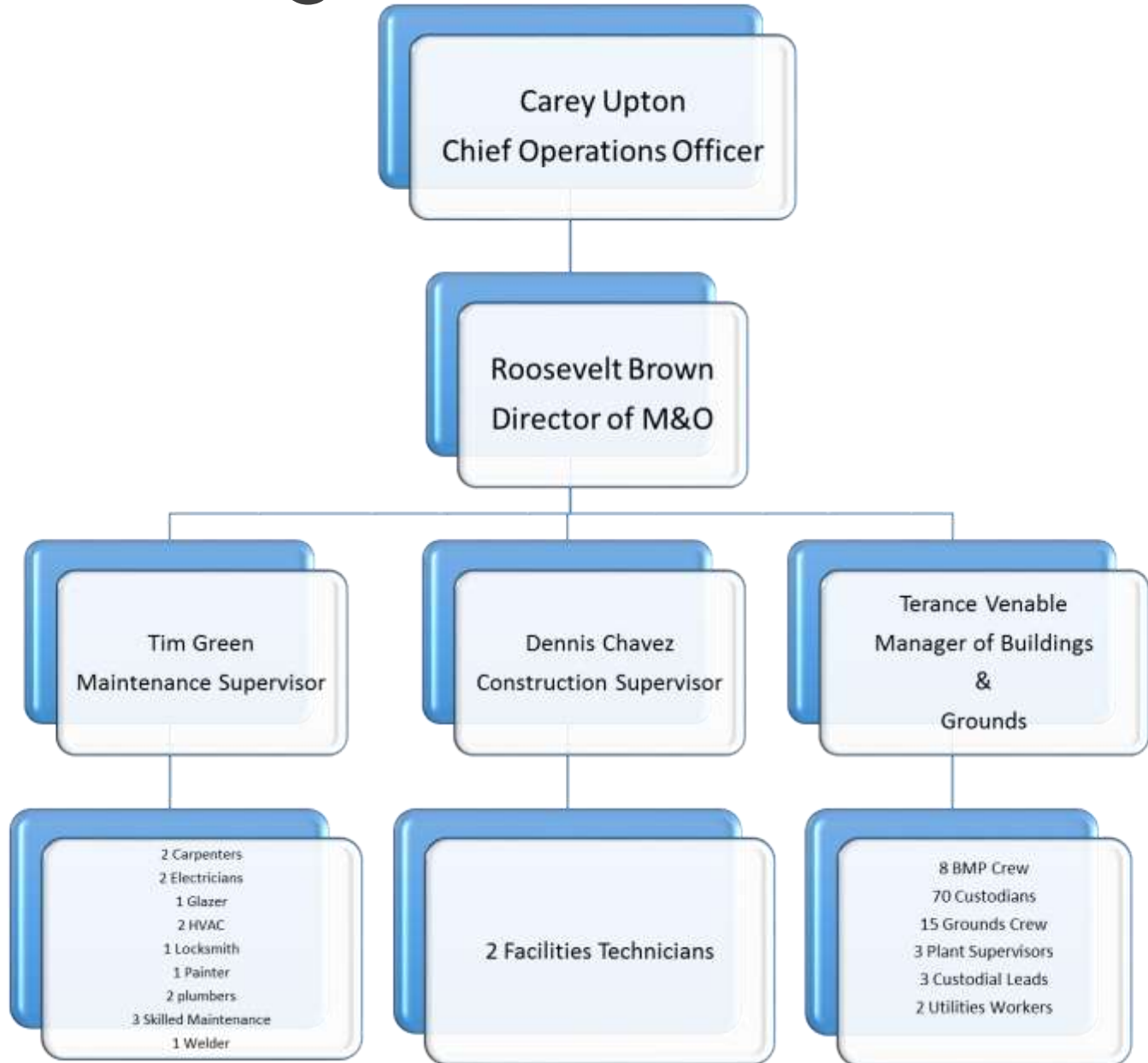




# Hazards Corrections Requiring Additional Funds

- Replacement of deteriorated and cracked playground surfaces
- Renovation of worn playground structures and their protective surfaces
- Correction of water intrusion problems that often result in Indoor Air Quality issues
- Repair of campus walkways with numerous Trip/Fall defects

# Organizational chart





# Maintenance Department

## Tim Green, Maintenance Supervisor


### Building Trades:

- 2 Carpenters
- 1 Locksmith
- 1 Glazer
- 1 Painter – (Out Long Term)
- 2 Skilled Maintenance

### Mechanical Trades:

- 3 Electricians (1 Vacancy)
- 2 HVAC
- 2 Plumbers
- 1 Welder
- 1 Skilled Maintenance





# Total Number of Work Orders

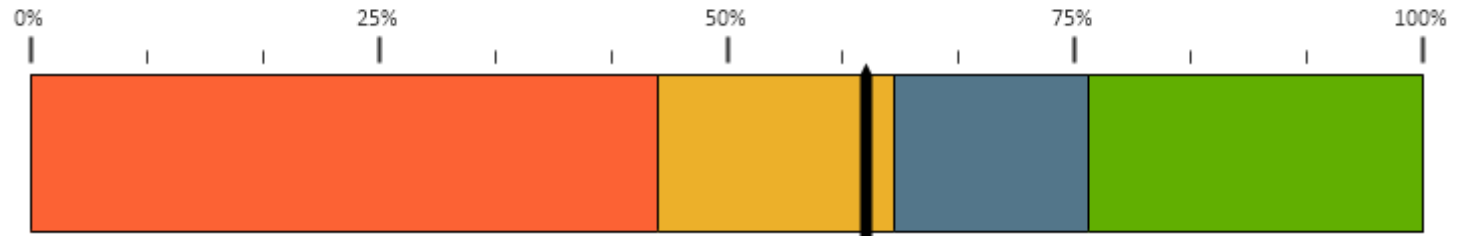
# 6,688

Total Corrective Maintenance (CM)	Total Planned Maintenance (PM)
<b>6,362</b>	<b>326</b>

This reflects how many repairs and jobs were captured in the 12 month rolling window (includes all statuses) 12/1/2016-12/1/2017

# % of WOs Completed in Less than a Week

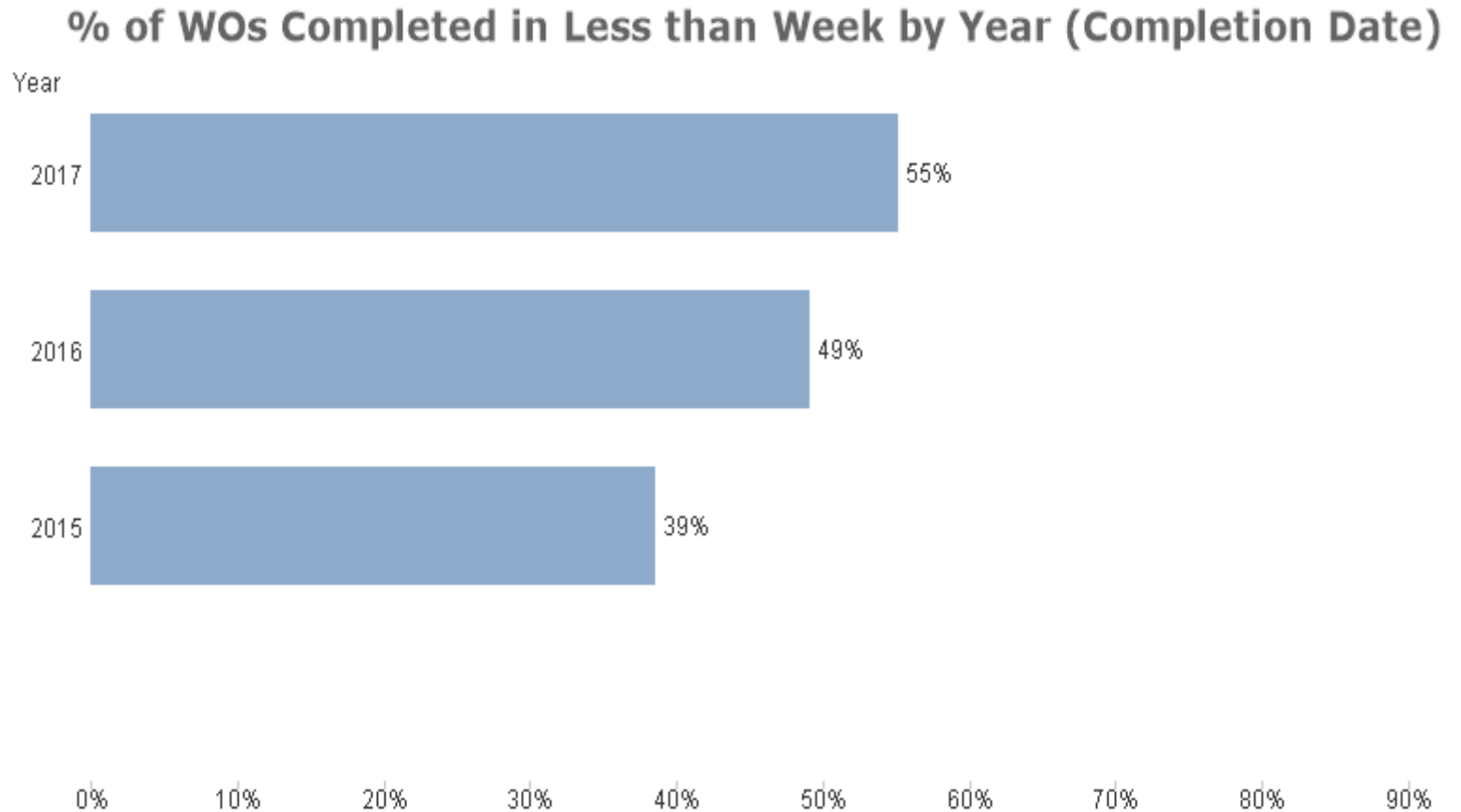
% of CM Completed 7 Days or Less



# WO Comp	Your Value	Peer Category	Low 20%	Median	Top 20%
5,899	60%	Public K-12	45%	62%	76%

This KPI indicates how much work an institution is able to complete in 7 calendar days. Below the national average suggests potential process improvements for managing and completing work. Above the national average could be a sign you have embraced mobile, your staff completes their own work assignments online and/or have reduced (or eliminated) paper in your processes. This compares Completion Date – Start Date (uses Request Date if Start Date is not used) for WO's with a Priority of Low, Med or High & ignores PM's to see what % of PM WO's are completed in 7 Days or Less. (Rolling 12 Months)

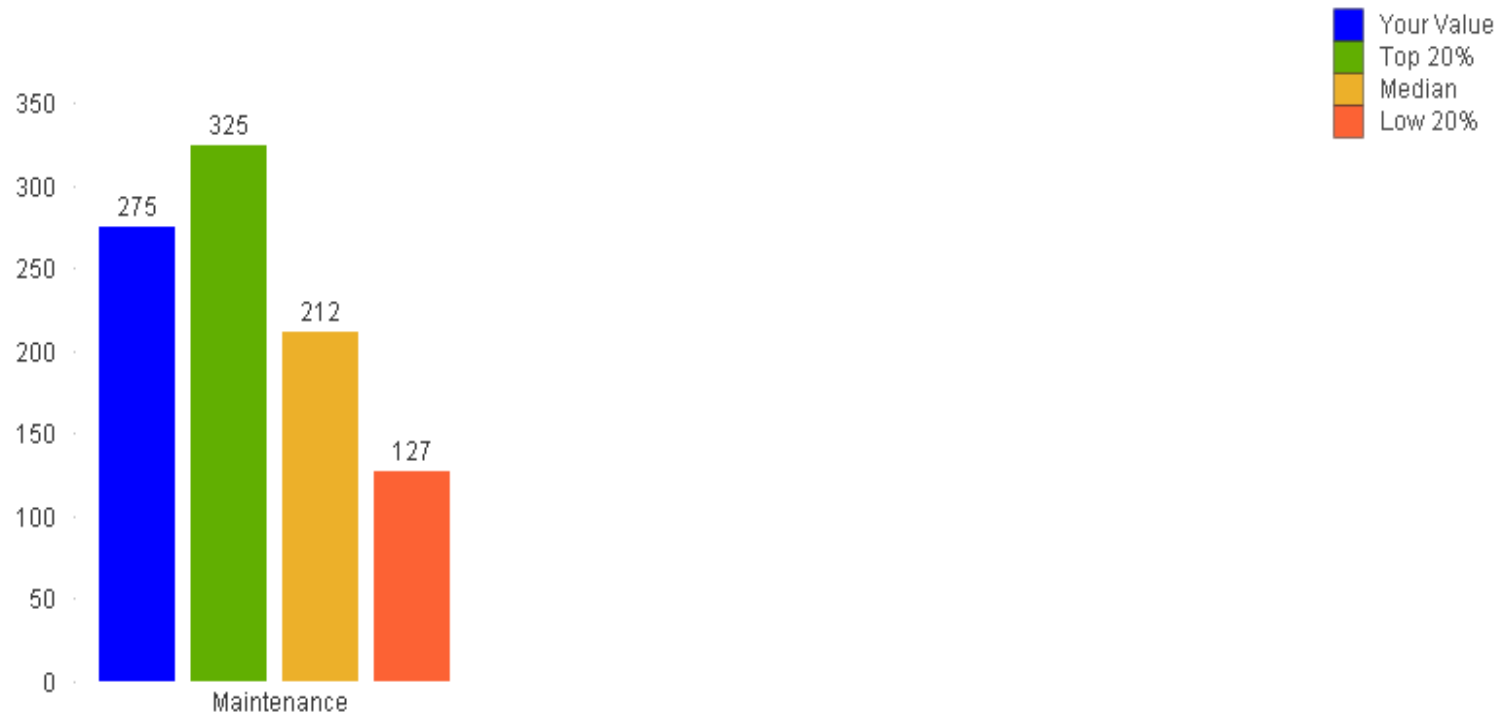
# % CM WOs Completed in a Week by Year





# Average Count of Work Orders Per Employee Per Year

Avg WOs Assigned Per Technician



# of Maint Employees: 24, # of Cust. Employees: 0, # of Grounds Employees: 0

This metric gives you a direct comparison of your staff's productivity compared to peer institutions. Employees are users who have been assigned more than 30 work orders, but less than 2,000 in a rolling 12 month window.



# Construction Department

Dennis Chavez, Construction Supervisor

**Deferred Maintenance**

**2 Facilities Technicians**

# 2017-18 Completed Projects

SITE	PROJECT	DESCRIPTION	COMPLETED	COST	ASSIGNED TO
Malibu	Lighting	Repair of XRG-1000 at building D	6/30/17	\$900.00	Liz
District Office	Computer Lab	Patch/paint walls & touch-up ceiling	6/17/17	\$1,810.00	Liz
SAMOH	Gates	At Pico and 4th side	6/19/17	\$5,165.00	Liz
Edison	Paint	Replaced exterior panels	6/24/17	\$2,000.00	Liz
JAMS	Door	Replace door and jam at library	6/28/17	\$3,184.34	Liz
SAMOH	Flooring	Counselors area	6/28/17	\$29,849.48	Liz
Woods	Paint	Restripe bike path	6/30/17	\$2,481.32	Eric
Pine St	Flooring	Installation of carpet Bungalow B	6/30/17	\$6,033.13	Eric
Lincoln	Roller Shades	Black-out shades at fitness center	7/18/17	\$4,015.00	Liz
Cabrillo	Gutter	Reroute at Building-A main breezeway	7/8/17	\$11,850.00	Liz
SAMOH	Doors	Replace exterior double doors to south gym basement	7/20/17	\$7,233.26	Liz
Grant	Windscreen	Relocate	7/31/17	\$1,125.00	Liz
JAMS	Turf	courtyard areas	8/2/17	\$29,822.85	Liz
Franklin	Asphalt	TK-K Yard	8/3/17	\$32,790.00	Liz
Malibu	Doors	Replace doors to Girls/Boys Locker, storage and room 702	8/2/17	\$16,379.90	Liz
Franklin	Canopy	Repair shade above eating area	8/4/17	\$975.00	Liz
Rogers	Turf	Replace grass with turf at front entrance	8/4/17	\$46,224.21	Liz
McKinley	Asphalt	Main parking lot	8/11/17	\$34,980.00	Dennis
JAMS	Turf	at child care areas	8/11/17	\$21,253.68	Liz
District Wide	Inspections	3yr. Re-inspections & update mgmt. plan records	8/1/17	\$29,125.00	Dennis
SAMOH	Lights	Replace ceiling flood lights to LED	8/10/17	\$4,050.40	Eric
District Wide	Fire Alarms	Testing and Inspections	8/14/17	\$85,000.00	Eric
Malibu Sites	Septic	Annual pumping of septic tanks at Malibu sites	8/16/17	\$11,255.00	Liz
Malibu	Pool	Reverse osmosis filtration to lower TDS levels	11/27/17	\$16,000.00	Dennis
Muir/SMASH	Leaks	Deck resurfacing	8/17/17	\$179,900.00	Liz
District Wide	Fire Sprinklers	Testing and Inspections	8/21/17	\$12,559.00	Eric
McKinley	Asphalt	Playground	8/26/17	\$14,800.00	Liz
Muir/SMASH	Window	Bungalow 1	8/26/17	\$2,860.00	Eric
LCDC	Flooring	Remove & replace in therapy room	8/31/17	\$2,774.16	Liz
Grant	Asphalt	Parking lot	9/2/17	\$18,960.00	Eric
Lincoln	Asphalt	Staff parking on California	9/2/17	\$7,865.00	Eric
Lincoln	Fencing	Discard, auditorium & gates at California/Bball courts	9/6/17	\$14,686.00	Eric
SAMOH	Controller	EPD backwash control at pool	9/21/17	\$994.91	Eric
Muir/SMASH	Fencing	at rear of school	9/25/17	\$20,836.00	Eric
District Office	Doors	Data Center on 16th Street	10/19/17	\$4,535.34	Dennis
District Wide	Roofing	Annual Roof maintenance and repairs	10/20/17	\$134,946.00	Liz
Growing Place	Roofing	Replacement of roof on 2 story building	10/20/17	\$44,458.00	Dennis
McKinley	Swing Set	to be replaced at main playground	10/31/17	\$6,097.48	Liz
Olympic	Roofing	MPR and room 4	11/8/17	\$6,775.00	Liz
Muir/SMASH	Water Test	Entire site	11/10/17	\$5,300.00	Dennis
McKinley	Turf	All 4 play main structures	11/10/17	\$133,823.90	Liz
Edison	Gate	Rear staff parking lot key pads	11/21/17	\$1,735.98	Eric
District Wide	Generators	Annual maintenance	11/21/17	\$5,142.77	Eric
Malibu	Pool	Reverse osmosis filtration to lower TDS levels	11/27/17	\$16,000.00	Eric

Combination of Fund 01 and Fund 14

Total Projects Completed	\$1,038,552.11
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Completed Projects Total	1,038,522.11
Projects to be Completed Total	901,323.54
2017-18 Projects Totals	\$1,939,845.65
Projects Needing Funding	\$1,060,513.06
Grand Total	3,000,358.71

**Project Description:**

Asphalt at TK-K Yard

**Project Cost:**

\$32,790.00

**Site:**

Franklin ES



Project Description:

Asphalt at Main Parking

Project Cost:

\$34,980.00

Site:

McKinley ES





**Project Description:**

Resurface all Decks

**Project Cost:**

**\$179,900.00**

**Site:**

Muir/SMASH ES



**Project Description:**

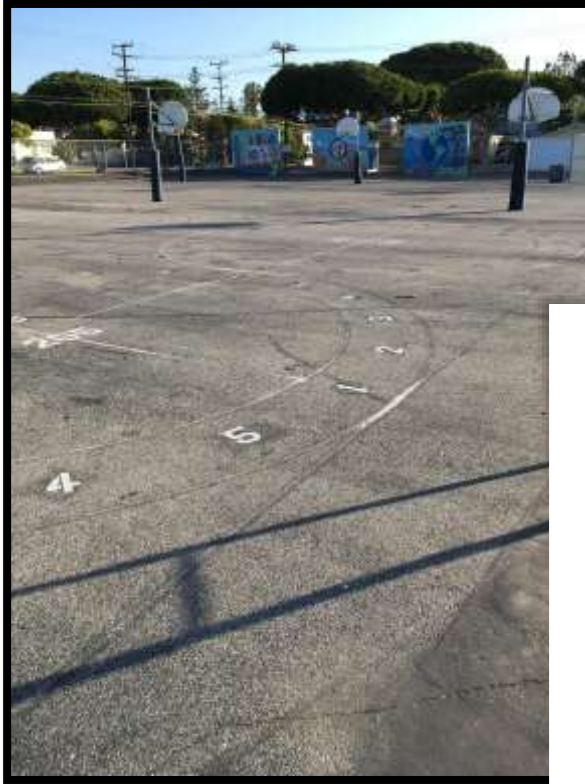
Asphalt at Playground

**Project Cost:**

\$14,800.00

**Site:**

McKinley ES





**Project Description:**

**Project Cost:**

**Site:**

Rear Fencing

\$20,836.00

Muir/SMASH ES





**Project Description:**

**Project Cost:**

**Site:**

Roofing at Two-Story Building

\$44,458.00

The Growing Place



**Project Description:**

**Project Cost:**

**Site:**

**Turf at 4 Main Play Structure Areas**

**\$133,823.90**

**McKinley ES**



# 2017-18 Projects to be Completed

<i>SITE</i>	<i>PROJECT</i>	<i>DATE RECEIVED</i>	<i>DESCRIPTION</i>	<i>COMPLETED</i>	<i>COST</i>	<i>ASSIGNED TO</i>
Cabrillo	Windows		Water intrusion building-D windows	<i>Winter Break</i>	<b>\$2,435.00</b>	Liz
District Office	Flooring		Resurface restroom floors		<b>\$8,500.00</b>	Eric
District Office	Asphalt		slurry & striping on 16th, 17th and M&O parking	<i>Spring Break</i>	<b>\$11,820.00</b>	Liz
District Wide	Exclusion		Pest Control exclusion work	<i>Ongoing</i>	<b>\$100,000.00</b>	Liz
District Wide	Bottle Fillers		Replacement of Drinking Fountains with Bottle Fillers	<i>Ongoing</i>	<b>\$180,000.00</b>	Dennis
District Wide	Restrooms	11/30/17	Renovations	<i>Ongoing</i>	<b>\$100,000.00</b>	Liz
Franklin	Asphalt	11/16/17	Behind room 8-14, playground & track	<i>Spring Break</i>	<b>\$107,650.00</b>	Liz
Grant	Asphalt	5/12/17	Playground and track	<i>Winter Break</i>	<b>\$18,960.00</b>	Eric
Grant	Containers	9/26/17	WO #18058 relocate/discard at rear parking	<i>Winter Break</i>	<b>\$600.00</b>	Liz
Lincoln	Doors	12/14/16	Auditorium two double doors at foyer-east side worst		<b>\$7,037.30</b>	Liz
Lincoln	Asphalt	4/18/17	Basketball courts		<b>\$12,180.00</b>	Eric
Malibu	Tuff Shed	5/30/16	Softball shed replacement		<b>\$3,338.49</b>	Liz
Malibu	Bleachers		Install electric motor for bleachers in auxiliary gym	<i>Winter Break</i>	<b>\$11,863.00</b>	Liz
Malibu	Scoreboards	3/3/16	Replace at softball and stadium (install only)		<b>\$46,175.00</b>	Liz
Malibu	Leaks	2/10/17	Foundation in room 603 (WO #14213)		<b>\$23,225.00</b>	Liz
Muir/SMASH	Gutters		Cut back from buildings 400 & 600-place end cap & seal		<b>\$1,485.00</b>	Liz
Point Dume	Asphalt	5/16/16	At playground areas & basketball courts		<b>\$109,200.00</b>	Dennis
Rogers	Foundation	5/19/16	Repairs to bungalows 407 & 408		<b>\$9,733.00</b>	Dennis
Rogers	Water Intrusion	9/12/17	cafeteria exterior planter area	<i>Winter Break</i>	<b>\$8,055.00</b>	Liz
Rogers	Shades		Replace with blackout at principal's & AP offices		<b>\$1,795.00</b>	Liz
Roosevelt	Concrete	5/16/16	Repair/replace at basketball courts		<b>\$72,520.00</b>	Liz
Roosevelt	Gutters		Bungalow 22-25, 38-41, & room 7	<i>Winter Break</i>	<b>\$15,850.00</b>	Liz
SAMOHl	Leaks	10/6/16	Music building		<b>\$30,000.00</b>	Liz
SAMOHl	Shed	12/1/15	#6442 - At childcare area-needs floor replaced		<b>\$3,736.24</b>	Liz
SAMOHl	Letters	10/28/16	Replace letters that have fallen off at various areas/buildings. Fallen letters are in Baxter's office.	<i>Winter Break</i>	<b>\$20,000.00</b>	Eric
SAMOHl	Flooring		E217 room	<i>Winter Break</i>	<b>\$7,190.51</b>	Eric

Combination of Fund 01 and Fund 14

**To Be Completed Total \$913,348.54**

# Projects – Funding Needed

<i>Site</i>	<i>Project</i>	<i>Description</i>	<i>Cost</i>
Lincoln	Pool	Drain pool for repairs to pool plaster, expansion joint. HVAC diffusers and addition repairs	\$120,000.00
Malibu	Pool	Replacement of cracking pool deck	\$400,000.00
Malibu	Tuff Shed	Softball shed replacement	\$2,583.90
Muir/SMASH	Gutters	Cut back from buildings 400 & 600-place end cap & seal	\$1,485.00
Muir/SMASH	Painting	Painting of buildings exterior with Elastomeric to prevent water intrusion	\$250,000.00
Pine St.	Surfacing	Remove & Replace playground surfacing with turf at Childcare Area	\$26,065.88
Rogers	Foundation	Repairs to bungalows 407 & 408	\$9,733.00
Rogers	Asphalt	Rear staff parking lot	\$80,000.00
Roosevelt	Deck	Finish on 2nd story breezeway needs to be re-painted	\$15,000.00
Roosevelt	Concrete	Finish on 2nd story breezeway needs to be re-painted	\$15,000.00
SAMOH	Shed	At childcare area-needs floor replaced	\$1,670.90
SAMOH	Ceiling Tiles	Replacement of Ceiling tiles in Business and Art Bldg	\$33,574.38
Webster	Gutters	Replace in bungalows 21-23	\$5,400.00

<b>Total Funds Needed</b>	<b>\$960,513.06</b>
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# District Wide – Roofing Projects

Site	Project	Description	Priority	Sq. Feet	Cost
Muir/SMASH	Roofing	Entire Site?	5	33,651	\$504,765.00
Lincoln	Roofing	Auditorium: Section 16-Replace immediately	5	11,112	\$166,680.00
JAMS	Roofing	Gym: Roof 6 -Replace Immediately	5	16,517	\$247,755.00
PDL C	Roofing	Entire roof area-Replace Immediately	5	6,284	\$94,260.00
Lincoln	Roofing	Gym: Section 32-Replace Immediately	5	8,568	\$128,520.00
Lincoln	Roofing	Auditorium Lower: Section 17-Replace Immediately	4	140	\$2,100.00
Olympic	Roofing	Cafeteria: Roof B-Replace immediately	4	6,124	\$91,860.00
JAMS	Roofing	Main: Walkways 52-55, 57-60 & 62 -Replace Immediately	3	16,214	\$243,210.00
Cabrillo	Roofing	Main: Roof 16-Replace Immediately	4	10,800	\$162,000.00
Cabrillo	Roofing	Main: Roof 13-Replace Immediately	4	4,320	\$64,800.00
Cabrillo	Roofing	Library: Roof 17-Replace Immediately	3	3,509	\$52,635.00
Lincoln	Roofing	Section 13: Walkway-Replace Immediately	3	3,740	\$56,100.00
Cabrillo	Roofing	Main: Roof 11-Replace Immediately	4	3,160	\$47,400.00
Cabrillo	Roofing	Main: Roof 10-Replace Immediately	4	2,765	\$41,475.00
Franklin	Roofing	Building H: 23, 24A, & 24B-Replace Immediately	1	2,800	\$42,000.00
Cabrillo	Roofing	Cottages A & B-Replace Immediately	1	2,500	\$37,500.00
SAMOH I	Roofing	Cafeteria: Section K3B-Replace immediately	4	36	\$540.00
Lincoln	Roofing	Entry: Section 38-Replace Immediately	3	64	\$960.00
Malibu	Roofing	Pool-Replace Immediately	3	902	\$13,530.00
McKinley	Roofing	Main: Roof 4-Replace Immediately	2	781	\$11,715.00
McKinley	Roofing	Main: Roof 6 Walkway-Replace Immediately	2	690	\$10,350.00
McKinley	Roofing	Main: Roof 8-Replace Immediately	2	2,280	\$34,200.00
McKinley	Roofing	Main: Roof 9-Replace Immediately	2	1,495	\$22,425.00
Grant	Roofing	Portable 71-Replace Immediately	1	1,200	\$18,000.00
Pine St.	Roofing	Bungalow CC1-Replace immediately	1	1,152	\$17,280.00
Pine St.	Roofing	Bungalow CC2-Replace immediately	1	1,152	\$17,280.00
Pine St.	Roofing	Bungalow CC3-Replace immediately	1	1,152	\$17,280.00

CRITICAL
HIGH
MEDIUM

TOTAL	\$1,013,460.00
TOTAL	\$969,600.00
TOTAL	\$163,560.00
GRAND TOTAL	\$2,146,620.00





# Operations / Grounds

## Terance Venable, Manager

### Integrated Pest Management (Contract)

### Best Management Practice (BMP) Cleaning

8 BMP workers (1 vacancies)

### Grounds:

8.5 Gardeners  
1 equipment operator,  
1 sports facilities tech  
2 Sprinkler repair techs

### Custodial Staff:

3 custodial supervisors  
3 lead custodians  
69 custodians (2 vacancies) (6 -5hr and 1 6-hr)



# Integrated Pest Management

Our goal with our pest management program as outlined in our healthy schools act is always to use product that has the least toxicity

Exclusion work  
Better housekeeping  
Glue and snap traps  
and other eco-friendly products



# Integrated Pest Management

Lincoln	Fleas	Precore 2000	10/13/2017
Malibu	Rats	Terra 3(vitamin D)	11/5/2017
Cabrillo	Rats	Terra 3(vitamin D)	11/5/2017

\*\* use of level 2 residual was because of extensive infestation and staff complaints





# Integrated Pest Management

- Termites

Roosevelt      Fumigation

Webster      Heat treatment

We are currently in the process of having a third party evaluate both Heat treatment/Fumigation to determine which application is most effective.



# Custodial

We are currently working with our custodial teams to improve work performances, provide better customer services to our student & staff. To assist us with making these improvement we setup:

- Monthly staff meeting
- Weekly evaluation
- Moral survey



# Maintenance, Operations and Safety

QUESTIONS???