

Strategic Goal 2:

To provide a safe, healthy, and clean environment that is conducive to teaching and learning

Objective A.2:

Preventive Maintenance

Report Date:

February 3, 2016

Purpose

- The primary purpose of preventive maintenance is to ensure that our facilities systems and equipment will be properly maintained so that they are fully operational and to safeguard that our instructional programs and activities will be effectively supported. Equipment changes will be periodically updated to reflect resource adjustments and new maintenance technologies. This program will enhance the learning environment by reducing classroom disruptions and minimize long term investment in equipment repairs.

Goals

1. Prevent the failure of equipment before it actually occurs. It is designed to preserve and enhance equipment reliability by replacing worn components before they fail.
2. Reduce production downtime, resulting in fewer machine breakdowns.
3. Increase the life expectancy and better conservation of assets, thereby eliminating premature replacement of machinery and equipment.
4. Identify equipment with excessive maintenance costs.
5. Reduce energy consumption by maintaining HVAC equipment at peak performance.
6. Improve indoor air quality by ensuring the environment is healthy with proper ventilation and regular filter changes.

PM Objectives

1. Participate in uniform maintenance standards and benchmarks.
2. Minimize costs by reducing unnecessary damage to building systems and equipment.
3. Schedule, plan, manage and track maintenance.
4. Utilize standard maintenance frequency with industry standard.
5. Improve maintenance and reliability of utility systems and equipment by documenting maintenance information.
6. Provide a means for reporting building equipment and configuration changes.

Current Equipment on PM Schedule

Monthly

- Fire extinguisher inspection
- Cooling tower water treatment (ASC)

Quarterly

- A/C filter replacements
- AHU
- WSPH'S
- HVAC pumps
- HVAC motors
- Intrusion alarm inspection
- Fire alarm inspection

Semi-Annual

- Roofs
- Exit lights
- Emergency lights
- Building mounted security lighting & photo cells
- Air cooled chillers
- Mobile classroom smoke detectors
- Mezzanine and mechanical room lighting
- Boilers

Annual

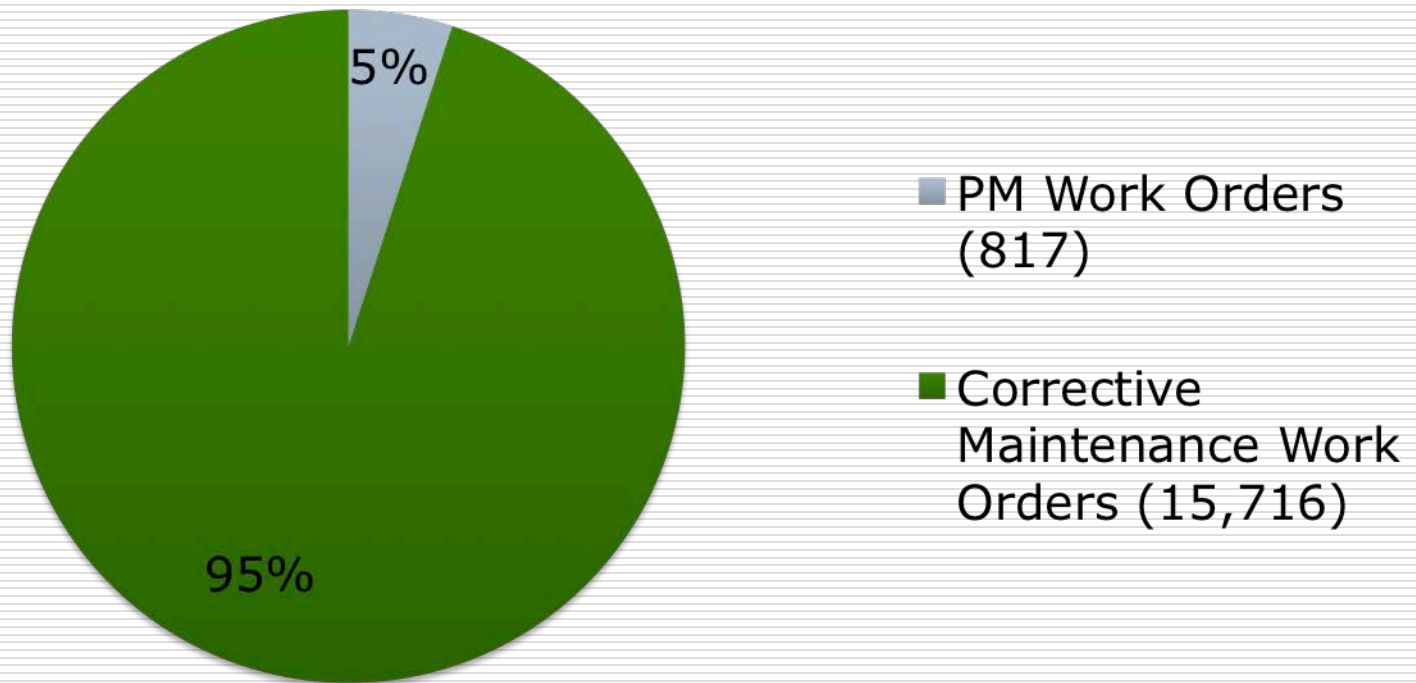
- Cleaning cooling coils on all A/C systems
- Chillers service (ASC)
- Cooling towers
- Intercom systems
- Fire alarm system service (ASC)
- Elevators service (ASC)
- Emergency generators(ASC)
- Fire extinguishers service (ASC)
- Back flow preventers (ASC)
- Cafeteria freezers and coolers
- Food service equipment
- Heat recovery units
- Fire exit doors
- Playground equipment
- Retractable bleacher

* ASC – Annual Service Contract

2015 ACCOMPLISHMENTS

- ✓ Implemented new PM software within CMMS.
- ✓ Replaced all incandescent & fluorescent exit lighting fixtures with LED fixtures.
- ✓ Replaced over 380 incandescent & fluorescent emergency lighting fixtures to LED fixtures.
- ✓ Entered 3,700 items into equipment database in CMMS PM.
 - HVAC Equipment
 - Roofing
 - Alarm Systems (Fire, Intercom and Intrusion)
- ✓ Completed electronic iPad training which improved overall efficiency.
 - Reduced drive time
 - Entered and completed work orders remotely
 - Increased productivity
- ✓ Entered 146 PM schedules into SchoolDude.
 - PM frequency was scheduled at each school site
 - PM was scheduled for each type of equipment

March 2015 – January 2016 Work Order Analysis

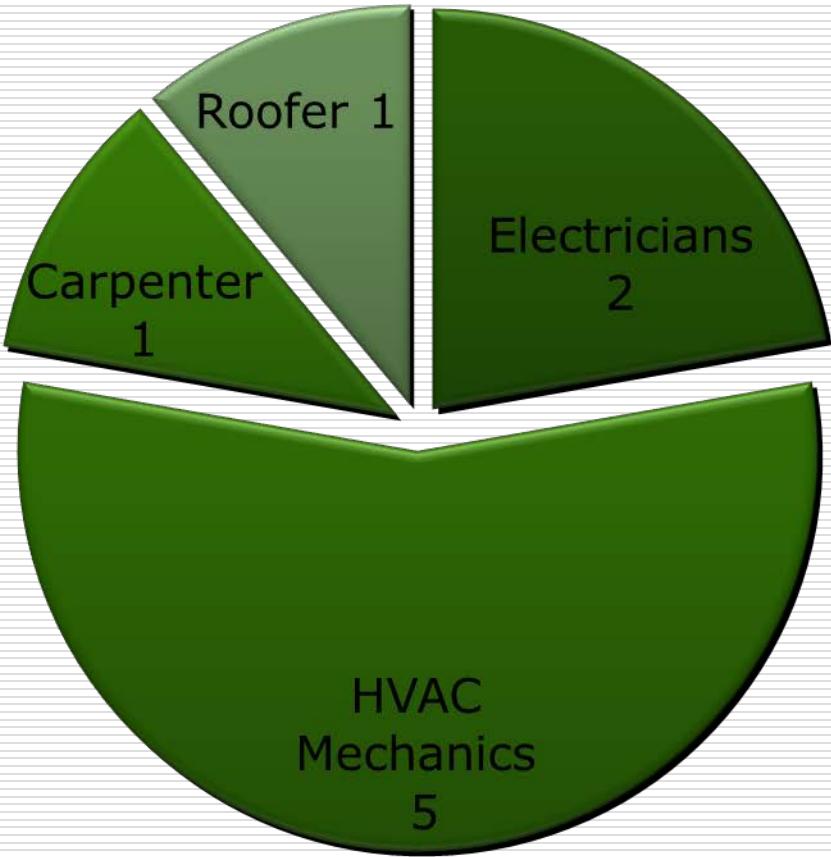


PM work order completion is expected to increase 20% and the corrective maintenance work orders are expected to decrease 20% in FY'17.

Maintenance Performance Goals 2016-17

1. Commit at least 20% of maintenance resources to scheduled preventive maintenance tasks.
2. Update equipment inventories at all locations by August 2016.
3. Input all new equipment inventory and changes into the Computerized Maintenance Management System (CMMS) by December 2016.
4. Input equipment for both Brock and Heard Elementary School by December 2016.
5. Tag and label each piece of maintenance equipment with identifying number.
6. Setup two HVAC maintenance teams that will perform complete quarterly PM inspections (changing belts, greasing motors, inspection of condensation pans, etc.) beyond the scope of filter changes by April 2016.
7. Train staff on complete PM procedure.
8. Create new large equipment maintenance team that will conduct PM on large equipment Tuesday through Saturday.
9. Complete maintenance training program for new PM team by April 2016.

PM Team



Questions / Discussion

**DISTRICT
ACCOUNTABILITY
SYSTEM**

