

# MISD Taskforce

## Maintenance Report

### **COMMITTEE:**

- Ron Fortner
- Kurt Kaetterhenry
- Kevin Blevins

### **STAFF ADVISORS:**

- David Matthews
- Calvin Owens

### **OUR GOAL:**

Provide recommendations that result in the construction of quality high school facilities that minimize operational costs.

### **REPORT SECTIONS:**

1. Finishes
2. Maintenance Equipment Inventory
3. Operations Space Allocation
4. Energy Management
5. Technology

## **Section 1. Finishes**

Recommendations:

### **1.1. Wall coverings**

Wall surface coverings should be made of durable materials such as metal, laminate, or other hard plastic products and cover at least eight feet high on walls in high traffic areas. These coverings will have significant Maintenance cost savings and are estimated to have a five year ROI against increased installation costs. The district has these types of wall coverings in McKillop Elementary School. Melissa High School gets repainted every summer. The Elementary school has not been painted in over seven years due to reduced wear attributed to these types of wall coverings.

### **1.2. Floors**

1.2.1. Hard Surface, no finish floors show be installed in labs, some class rooms and auxiliary hallways. Masonry flooring should be used in high profile hallways, atriums, cafeterias and public spaces.

1.2.2. Carpet Tile should be installed in classrooms, libraries, and conference rooms.

### **1.3 Ceilings**

1.3.1 Ceilings should be constructed of lasting material such as wood or other low to no maintenance material.

## **Section 2. Maintenance Equipment & Vehicle Inventory**

Recommendations:

2.1. Automatic Floor Scrubbers

2.2. Burnishers and Buffers

2.3. Personnel Lifts including single man, crew sized and exterior boom lifts

2.4. Large Area Vacuums

2.5. Work vehicles such as trucks and vans

2.6. Tractor with a front end loader and appropriate implements to maintain ground and sports facilities

2.7. Lawn mowers

2.8. Track hoe

2.9. Trailers (16' car hauler type and others tbd)

## **Section 3. Operations Space Allocation**

Recommendations:

- 3.1. A main supply storage space with intermediate storage for supply spaces per wing are required for reduced distribution costs.
- 3.2. Cafeteria storage for extra chairs, equipment, and supplies are required for reduced set up and maintenance costs.
- 3.3. A space with charging stations for large maintenance equipment such as automatic floor scrubbing machines is required for efficient use and storage.

## **Section 4. Energy Management/Technology**

Recommendations:

- 4.1. Web-based Energy Management Control Systems
- 4.2. Work Order Management
- 4.3. Inventory Control System