

MAINTENANCE/SAFETY & SECURITY
SUBCOMMITTEE
APRIL 21, 2008 MINUTES

Present:

Kosse Maykus (Leader)
Derek Citty (CISD Representative)
Chauncey Willingham
Mark Bedford
Jim Patterson
Bob Kemins

This group met to attempt to summarize its findings from its first 3 meetings. This meeting focused primarily on maintenance/capital improvements issues at CISD.

Summary of Items Discussed:

Carroll Senior High School Tour

We briefly discussed the tour of Carroll Senior High School. See attached information on this tour.

Custodial Staff Concerns

- 1) Supervision – CISD currently has 2 excellent supervisors; a daytime supervisor and a nighttime supervisor. Both continue to do an excellent job despite the staff being overworked due to the severe staff cuts in 2004 (Staff reduced by 34 workers or almost 40%)
- 2) Workers Overtaxed – See above. Concerned about losing best people and how hard they would be to replace.
- 3) Starting Salary - \$8.90 per hour.
- 4) Every other day cleaning – some campuses and facilities are cleaned on an every-other-day basis due to staffing levels.
- 5) Teachers dump their own trash.
- 6) Additions to schools – new band hall, new gym, new gathering space at CHS, new portables (4). These additions will put more stress and work on current staff.
- 7) CISD Administration recommends 6 new custodial staff members and 1 maintenance staff member for the 2008-2009 School Year

Maintenance Staff Concerns

- 1) Current staff of 13 Maintenance workers with 3 of these workers dedicated to HVAC issues. CISD Administration needs to add 1 new skill worker (painter)
- 2) Current staff of 13 Grounds workers. – Adequately staffed
- 3) Work Order System – One is currently being put into place.

Maintenance Concerns

- 1) Maintenance Department works on a reactionary basis versus a preventive basis. CISD Administration believes that they are improving the maintenance department and becoming more proactive versus reactionary as maintenance issues decrease.
- 2) Still need a maintenance worker at CSHS everyday to assist in starting Air Conditioning system.
- 3) Roman and Roman, a HVAC consulting firm, has been hired by CISD to prepare a report on CISD's MEP/HVAC Systems (Mechanical, Electrical, and Plumbing/Heating, Ventilation, and Air Conditioning). This report should be available in June 2008.
- 4) Employee versus Sub-contractor issues – CISD Maintenance workers do the vast majority of repairs to HVAC, fire/security, kitchen, plumbing, and electrical. Sub-contractors are used for the following items:
 - i) Fire Panels
 - ii) Proprietary Systems – Fire Alarms, etc.
 - iii) Emergency Plumbing
 - iv) Heavy Equipment – backhoes, etc.
 - v) All inspections – by city, state, and county employees
 - vi) Electrical on major projects
- 5) CISD should look at hiring 3 full-time painters to paint all facilities on a continuing basis. Paint is probably the number one thing to improve the maintenance, appearance, and longevity of all facilities.

Facility Issues

- 1) Maintenance Department needs a warehouse-type building to store maintenance equipment (mowers, etc.) plus additional space for a

trade shop to repair items. This facility could be placed at the current bus barn on the Carroll Intermediate School campus.

- 2) Need for a separate facility for food and cafeteria supplies. Currently all food and cafeteria supplies go to CHS and then are distributed to the various campuses.
- 3) All paper goods and other supplies are currently stored at the CISD Administration Building on Dove Road.
- 4) CISD Administration Building and Durham are the only CISD facilities with a loading ramp/dock.
- 5) CISD should investigate having one facility to serve as Warehouse/ Receipt Center for food, paper products, maintenance Warehouse/trade shop, etc. CIS would be one logical site.

Safety Issues

Dr. Citty brought up an issue with respect to the CISD Natatorium. A few concerned parents of swimmers have asked CISD to look into the issue of the amount of Chloramines in the swimming pool at the Natatorium. The swimming pool is sanitized with chlorine. One of the bi-products of chlorine is the production of chloramines in the water when too much nitrogen is present in the water. Chloramines give the water an ammonia-like smell and can result in asthma-like symptoms in swimmers.

If the water tested has 2 parts per million of chloramines or lower, the water quality is deemed to be safe. CISD tested the swimming pool water this spring with the test results indicating that the water was safe. In addition, the Tarrant County Health Department conducted a surprise test of the swimming school water this spring, which test results also resulted in a passing test. CISD has hired an outside consultant (IEQ) to test the swimming pool water for chloramines with the results to be determined in the near future.

One way to help deter the production of chloramines is to purchase and install a sanitation system that works as a supplemental system to the current sanitation system by using UV rays to assist in deleting nitrogen in the water. A cost of such a system is between \$130,000 and \$180,000.

The current cost to clean and operate the Natatorium is approximately \$1000 per day.

Proposed Capital Improvements

The Preliminary Summary of Proposed Capital Improvements to Select CISD Sites List as prepared by CISD Administration was briefly reviewed. It appears that a lot of the items on this list are items that could be classified as deferred maintenance. These items have been deferred by a lack of sufficient funds to perform these items. CISD facilities are well-maintained based on the funds allotted to these facilities. CISD Administration will go through this list and determine what items are deferred maintenance items and what items are actually capital improvements.

Facility Tour

There is a need for this committee to take a facilities tour of the campuses and other facilities to look at the maintenance needs. This tour will be scheduled in a couple of weeks.

Jim Patterson

Secretary
Maintenance/Safety & Security Sub-Committee