

Facilities Committee Meeting

Dr. Akil E. Ross, Sr.
Superintendent
School District Five of Lexington and
Richland Counties

August 30, 2022



We Are a System



System – A group of units so combined as to **form a whole and to operate in unison**

Source: Merriam Webster Dictionary

WE LOVE & GROW
our students!

Our Mission

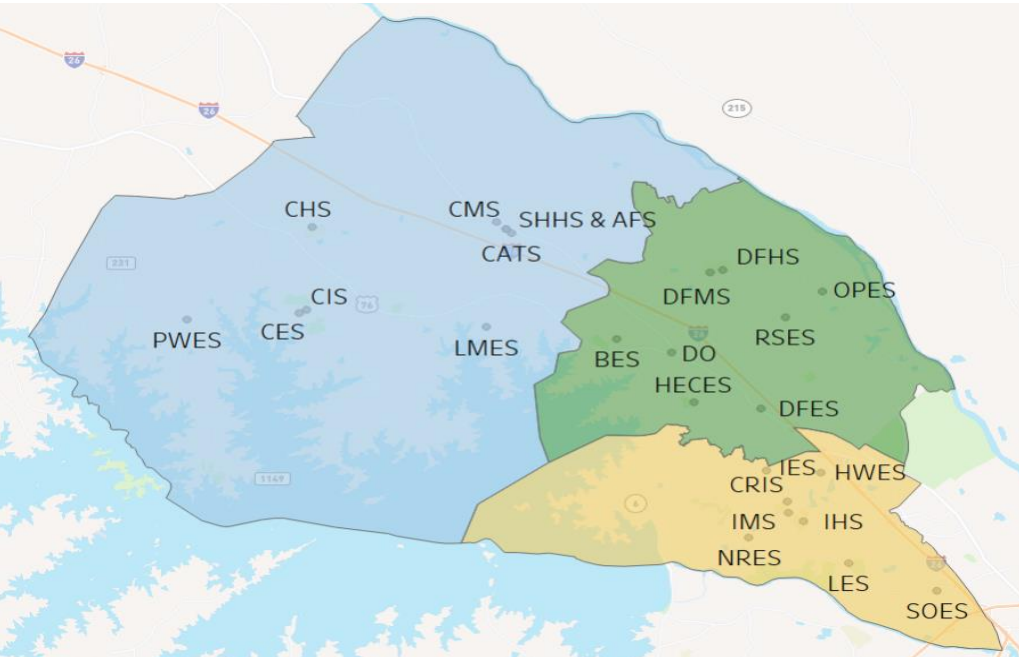
The mission of School District Five of Lexington and Richland Counties, in partnership with our stakeholders, is to prepare all students to be college and career ready by providing a challenging curriculum in a safe, secure, diverse, and equitable learning environment focused on academic, social, and emotional growth and development.

D5LR Facilities Maintenance Planning

3,828,753 Total Square Footage of Facilities

Objective:

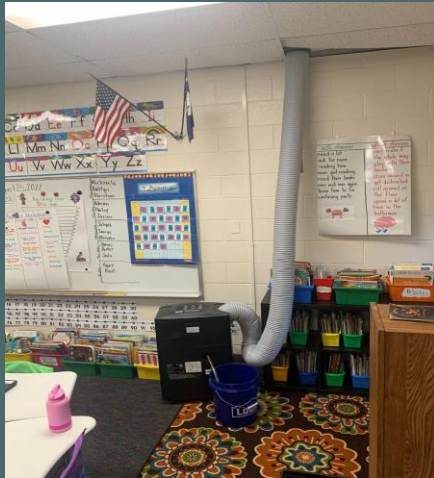
Establish a strategic plan for facility maintenance and the prioritization of capital funding



1. Life Safety Code
 - a. Fire Alarms
 - b. Sprinklers
 - c. Egress - 1345 exterior doors
2. Americans with Disabilities Act Code
3. Safety and Security Measures
4. Utilities
 - a. Water
 - b. Gas
 - c. Electricity
 - d. Waste/Disposal
5. Operational Necessities
 - a. 3,700 HVAC units
 - b. LED transitions for lighting
 - c. IT and Equipment
 - d. Roofs
 - e. Grounds and Athletic Fields
 - f. Food Preparation - 2,084,580 meals/year



Temporary Classroom Cooling Modifications



HVAC Service Challenge



New Model



Mid- Aged Model



Old Model

This is an example of the challenge a system faces as it tries to repair, replace and maintain its HVAC inventory. The picture above shows three different models on the roof of one school building.

Strategic HVAC Maintenance & Replacement Plan

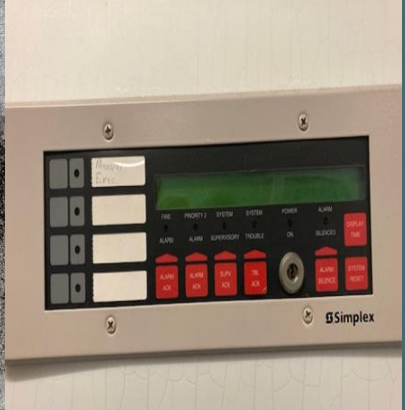


Objective: To create a strategic HVAC Maintenance and Replacement Plan to address the 3,700 HVAC units in the school district. This plan will include a 3rd party vendor to assist the 3 D5 HVAC technicians, 1 HVAC Preventative Maintenance Technician and 1 Systems Manager.

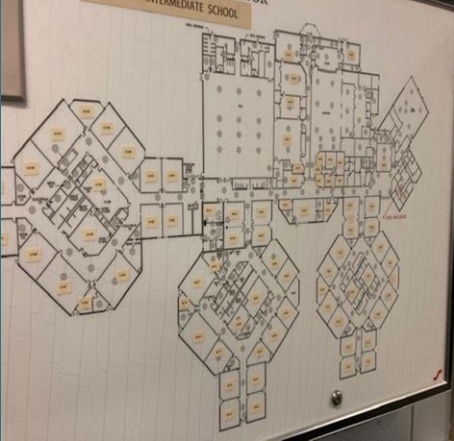
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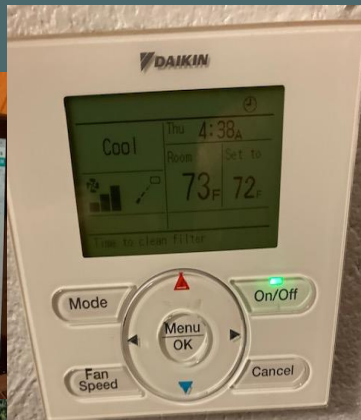
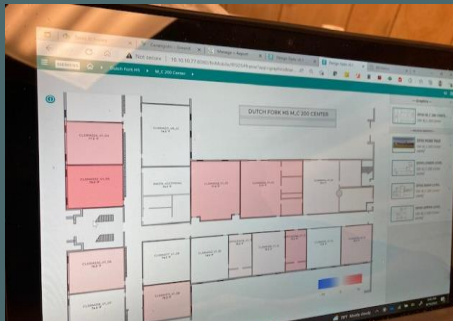
Life Safety Operations



Security



Technology



HVAC



Facilities - Playgrounds



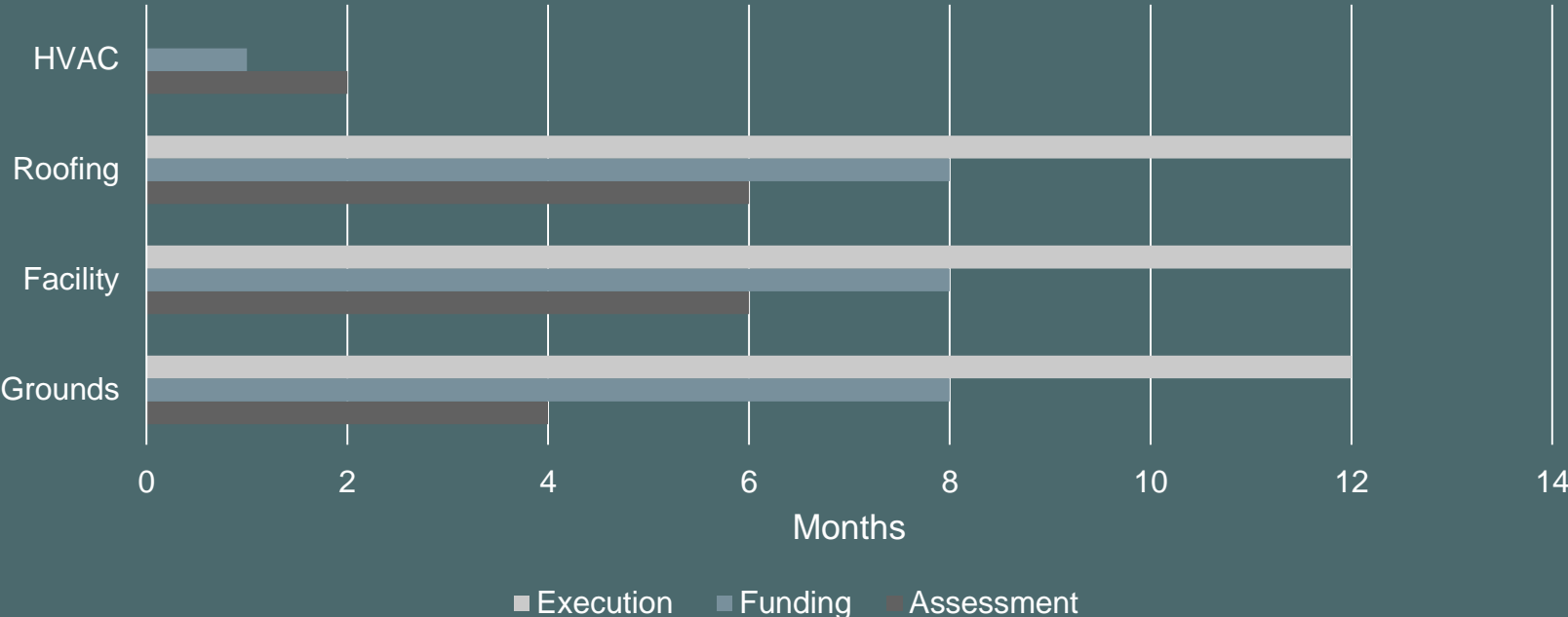
ADA



Grounds Maintenance

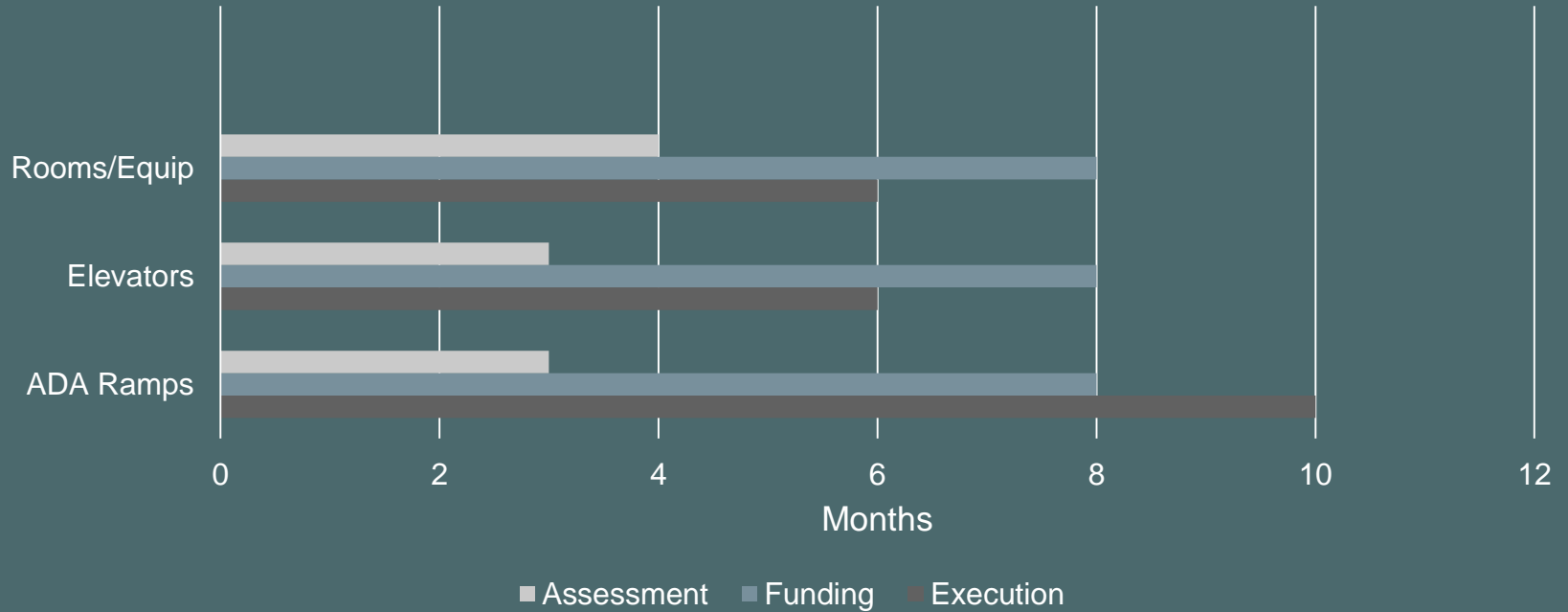


Life Safety – Facilities Upkeep



Solar/LED/Energy Savings upgrades will be recommended in each area

American with Disability Act (ADA)



Life Safety/Security



Status Report: Facilities Operational Plan

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Allen Knotts

Overview

Recent progress

Upgrades to Dutch Fork Elementary

Biggest risk

- Compliance opportunities with National Fire Protection Association (NFPA) and International Fire Code (IFC).
 - Loss of reliability and efficiency with our internal plant equipment
 - Increased cost to operate
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Progress - Dutch Fork Elementary

Accomplishment

- Improved lighting by replacing outdated fluorescent 12T fixtures to LED
- Upgraded HVAC system

Attention areas - district wide

NFPA/IFC Compliance

- Review all 3rd party testing/inspection documentation for all schools
- Ensure that all deficiencies are corrected within 60 days. For items that may take longer due to supply constraints, an mitigation plan will be in place

Onsite Visit at Each School

- Review egress routes
- Visual and operational check all exterior doors
- Visual of main panel for fire alarm system

Attention areas - district wide

Internal Plant Equipment

- HVAC - establish requirements for system wide HVAC preventive maintenance program proposal contract
- Electrical - review our current systems. Inventory major equipment such as generators and transfer switches
- Replacement - develop program to replace equipment that is end of Life (EOL). This includes all Internal Plant Equipment

Roofing Systems

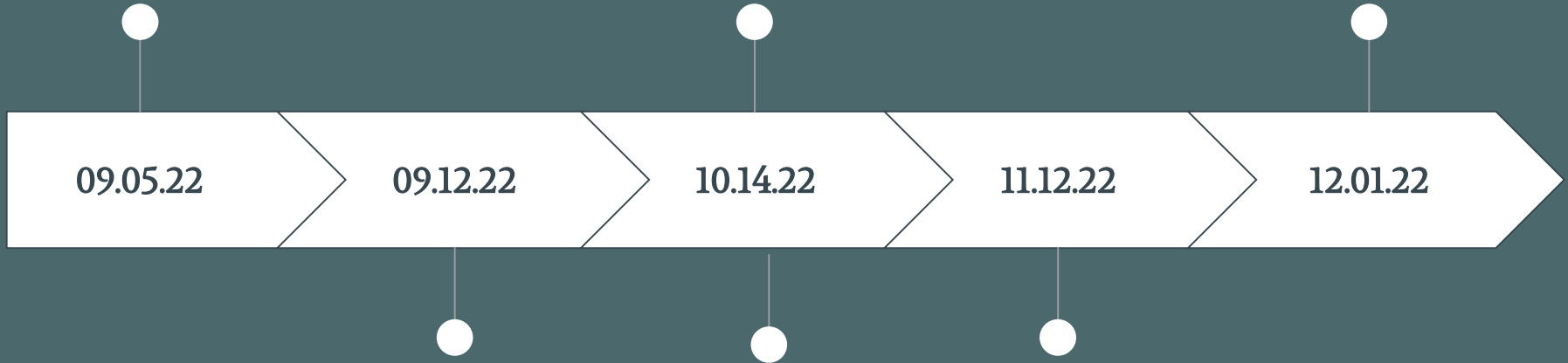
- Roofing - assess our roofing systems
- Review roofing warranty and requirements
- Verify roof replacement plan for all schools

Schedule

Start reviewing all required testing and Inspections (NFPA)

Provide an update regarding the status of onsite visits.

Provide an update on plant equipment inventory and roofing assessment



Begin the onsite visits and conduct inspections.

Establish HVAC PM Contractor

Verify that all deficiencies regarding NFPA inspections are corrected or a mitigation plan is in place.

Next steps

NFPA/IFC/State Compliance

Review all testing documentation with Johnson Controls.

Onsite Visits

Development of checklist within our forms application. This will include items from the safe school checklist.

Internal Plant Equipment

Review the past PM proposal and submit recommendations for any changes.

Internal Plant Equipment

Submit an RFP for an roofing assessment/inspection. Allen to review warranty documentation.

Goals for next meeting

1. To provide updates on the areas that need attention
 2. Have a better understanding of our computerized maintenance management system.
 3. Develop goals and objectives for 2023.
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