Park District Supports:

PREVENTATIVE MAINTENANCE

Reducing Risk Factors with Pro-Active Facilities Management



healthy people healthy environment strong communities





And wea making the shift



To healthier and safer parks

PREVENTATIVE MAINTENANCE

Definition

Preventative maintenance is about keeping materials and components maintained at optimal level of performance to maximize the <u>use</u> and <u>life</u> of all facilities.

Benefits

- Insures best practices to protect health and safety of public
- Extends life of facilities
- Decreases interruptions to operating hours/programming
- Decreases emergency and breakdown work orders
- Insures continuous compliance w/ current codes and standards
- Achieves reductions in energy consumption

How do we get there?

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Break the Bottleneck

- Practice preventative maintenance
- Defer demand WOs to scheduled maintenance window
- Pre-empt demand WOs w/ eyes in the field ->facility operators
- Custodial care to extend life of surfaces

Preventative Maintenance Pillars

INCREASE PRODUCTIVITY THROUGH WORKFORCE EMPOWERMENT



ENHANCED FACILITY OPERATIONS

NO ACCIDENTS

2017 Facilities Division Budget \$15.9M Breakout



Preventative Maintenance \$1.4M Breakout



Preventative Maintenance \$1.4M Breakout







Demand vs. Preventative Maintenance

PLANNED MAINTENANCE (Pillar I)

Planned Maintenance "3rd Shift!"

The "3rd shift", otherwise known as the "night shift"

- ↓ failures by replacing worn parts
- "Freshen up" facilities w/ new paint, glazing, and trim work
- Completion of 18 facility enhancement projects per year, 45 projects total, since its inception in 2015
- Efficiency in taking full reign of the facility in the absence of the public and staff in the middle of the night
- Team = 9 = carpenter(1), electrician(1), plumber(1), painters(3), laborers(2), and a crew chief (1)
- Response to emergencies through-out the city via PDO
- Recipient of Seattle Mgt. Award Hidden Gem/Unsung Hero

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Planned Maintenance 2017



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Planned Maintenance 2018 [Index Calendar_Poster_(Landscape).jpg

































3rd Shift – Challenges/Lessons

Hard-to-find staff to rotate into positions

Work at staying connected to division

Limited to work in well-lit areas



Z z Z

Need supplies on hand

ENHANCED MAINTENANCE (Pillar II)



(T.E.A.M.) Together Everyone Accomplishes More...





Special Operations





(T.E.A.M.) Together Everyone Accomplishes More...



Pressure Washed Shower Room, Locker Room, Bathroom Walls and Floor, & Outside Stairs.



(T.E.A.M.) Together Everyone Accomplishes More...

Enhanced Maintenance – Challenges/Lessons





Hard to retain pro-active staff



Does not replace frequent custodial care

OPERATOR MAINTENANCE (Pillar III)

Operator Maintenance (Aquatics)

- Preventative maintenance -> facility management
 - ✓ All Operators are Certified by National Swimming Pool Assoc.
 - ✓ Sanitize facility
 - Maintain water quality
 - Provide proper disinfection as well as water balance
 - ✓ Update signage
 - Ensure safety equipment is in place, functional, and visible
 - Identify and evaluate risks and communicate and strategize to reduce risk

Eyes on the ground

- Understanding of mechanical operation allows for minor repairs
- Call in work orders before they are a hazard before they are noticed by the public
- Cleaning preempts all other work

Operator Maintenance









Operator Maintenance (Aquatics) – Challenges/Lessons



Schedule work around programming



Maintain 24/7 on-call service



Maintaining aging infrastructure

TRAINING AND EDUCATION APPRENTICES (PILLAR VI)

Apprentices

- Encourage growth of trade professions
- Mentorship and on-the-job training
- Transfer skills from one generation to the next
- Succession planning
- Facilities Division Apprentices
 - Carpentry Shop
 - ✓ Electric Shop
 - Plumbing Shop











Apprentices– Challenges/Lessons



Need for greater gender diversity



Additional funded apprentice positions



Repetition for learning specific skillset

MAKE PARKS SAFER

Make Parks Safer

- Educate community on leash and scoop laws
- Respond to complaints across parks (ballfields, play areas)
- Enforce park code policies
 - ~700 Citations issued for Loose Leash Violations



Make Parks Safer– Challenges/Lessons



Additional enforcement for 3 main geographical divisions of city



Additional off-leash areas w/ water access Currently only one off-leash area w/ water



Expand initiative beyond control and citations – Need for better off-leash areas

Preventative Maintenance

Increased productivity through workforce empowerment



Challenges create opportunities Need 7 day a week Coverage



Additional 3rd Shift crew for enhanced maintenance

Additional weekend shift for enhanced custodial maintenance



Additional apprentice pockets to create more consistent and regular onboarding of skilled trades people

Apply success of "enhancement crew" to a "play area crew". Increase safety of play areas and decrease claims

Thank You!

