

Facilities Management Quarterly

Fiscal Year 2005 - Second Quarter News

Construction and Capital Renovations

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The Construction Management Section oversees vertical construction of government facilities such as the recently completed Campus Parking Garage #1. Construction is underway for the North Naples Government Services Center, next to the Headquarters Library on Orange Blossom Drive, and for EMS #19 (Santa Barbara just north of Davis). Additionally, the final design stage has been reached for the Courthouse Annex and Parking Garage, the Fleet Management Facility, Sheriff's Substation at EMS #12 (Orangetree), the Sheriff's Special Operations Facility, and the Vanderbilt Beach Parking Garage.



Campus Parking Garage



North Naples Government Services Center construction

Special points of interest:

- 7,000 work orders were completed during the second quarter of FY 05.
- In FY 05's second quarter, over 163,140 individuals were screened at the Naples Courthouse Security Checkpoint. In addition, 39,899 individuals were screened at Immokalee Courthouse. Over 3,000 items of contraband were confiscated.

Fiscal Operations

The second quarter of FY05 passed quickly and was exciting for the Fiscal Section; purchasing big-ticket items, needed assets, and implementing new programs.

This quarter, Facilities increased their fleet of vehicles, completed documentation for FEMA hurricane damage and processed invoices for over 145 vendors.

In February, a new in-house locksmith progression program for the Building Maintenance Section was approved by County officials and developed by Jennifer Cooper, Fiscal Tech-

nician; Jason Valinsky, Master Tradesworker; and Daniel Rodriguez, Facilities Manager. Two Building Maintenance craftsmen are currently participating in this program and can be seen around campus learning locksmith procedures and techniques. This program provides an opportunity for staff to learn a new skill set and will save the Department money by keeping services in-house.

Facilities Management continues to execute cost saving ideas that exceed the expectations of our customers and taxpayers.

Real Estate Services

Preliminary work toward the purchase of Caribbean Gardens continues. The County was waiting for a purchase price from the Fleischmann family before ordering appraisals, but continued delays from the Fleischmann's appraiser prompted the decision by the County to order the two required appraisals earlier. The appraisals are scheduled to be completed by the first week of May. Price negotiations with Fleischmann representatives will begin once the appraisals are received, reviewed, and approved.

The \$2.5 million purchase of Margood Resort in Goodland was scheduled to close March 31, 2005, but



Margood Resort Acquisition site

failure by the owner to remove tenant improvements and clean up the site has resulted in the closing transaction being deferred until May 5, 2005.

A major setback occurred in January when the BCC's approval to file condemnation proceedings for acquisition of property rights for the South

County Regional Water Treatment Plant well field expansion project was given with the stipulation that further consideration be given to owner requests to change portions of the proposed well field's location. The project was already a year behind schedule and will be delayed at least another six months because of this



Margood Resort Acquisition site

redesign. This project consists of approximately 140 parcels and \$2.7 million in acquisition costs.

Acquisition and sales slowed this quarter in comparison to the first quarter. A total of twelve parcels costing \$128,600 and one land sale for \$45,000 in revenue closed. In addition, two easements for electric service to County facilities were conveyed to Florida Power & Light Company.

Six lease transactions were completed, including a lease for Representative Connie Mack's office in Building "F". Total annual lease costs to the County is currently \$1.33 million. Annual income from lease of County property is \$248,000.

Ten adult plots were sold at Lake Trafford Cemetery for \$3,750.



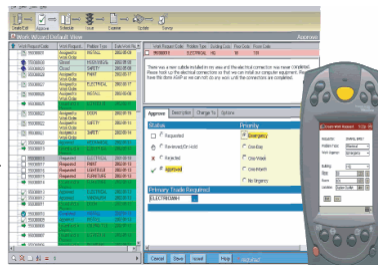
Government Security

Security continues to transition from in-house to contracted personnel. Building "H" now has a new Security kiosk constructed by members of Facilities Management.

Building "H" now has a new Security kiosk constructed by members of the Facilities Management Department.

CADD/CAFM Operations

The second quarter of Fiscal Year 2005 brought about the final stages of the Department's upgrade of the Archibus software package. This new upgrade will allow us to better track both space and work orders, as well as giving us the opportunity to begin tracking fixed and



Condition Assessment Module

consumable assets. This upgrade also includes a new module called "Condition Assessment", which will permit Facilities Management to

enter buildings and complete full assessments of an entire facility, in order to take care of conditions that may not have failed yet, but if not addressed could cause major damage or maintenance issues in the future. The upgrade is currently installed on a trial basis with a duplicate database. Once testing has been completed, the system will go live.

Contract Management

Now that the second quarter of FY05 is here and gone, the Contract Management section was in full swing along with season. Facilities continued its efforts to “get the word out” to County departments about the mandatory recycling ordinance and assist in whatever way possible to ensure all departments comply. More interior recycling containers and benches made of recyclable materials were purchased. Janitorial (OneSource) provided extra cleaning services during Parks and Recrea-



Collier County Courthouse Atrium

tion’s “Country Jam”, in addition to the supplementary cleaning during the Phase II renovation project in Building H – 3rd Floor – Public Utilities. A major overhaul of the Atrium in the Collier County Courthouse took place the month of March and a contract is now in place for the weekly maintenance of this area. Besides regular services provided, the Contract Man-

agement section worked with the Imnokalee Preventative Maintenance (PM) crew to have fencing installed around exposed air condition units.



Tram stop bench made from recyclable materials

Building Operations Center

The Department of Facilities Management’s Building Operations Center continued a strong trend as it headed to the midpoint of the fiscal year. Accomplishments included:

- Hired Building Automation Technician Shaun Putnam.



Shaun brings a plethora of knowledge in the Information Technology field, and will be a great addition to the Building Operations Center team. He will assist the Building Operations Center in advancing its technological capabilities as well as

assist in the continuous growth of the Operations Center.

- Added 3 cameras to Wastewater on Warren Street
- Added 1 Duress Alarm to the Government Center in Imnokalee
- Added 1 Duress Alarm to Building “H”
- Added 2 Card Access Readers to Building “F”
- Created and provided 350+ employee, contractor, vendor, visitor, volunteer, and special event Identification badges

Over 350 employee, contractor, vendor, visitor, volunteer and special event identification badges were created by our Building Operations Center this quarter.

- Added Buildings “F”, “C1”, “C2”, “B”, “G”, “M”, and “D” to the Fire Operator Workstation
- Updated maps of the complete Pegasys card access system, its components, and wiring configurations
- Sixty six employees and contractors were fingerprinted
- Remained open for 24 hours a day to provide customer service throughout the quarter

The Building Operations Center continues to strive to become the best and most complete Building Automation Systems Center in the United States.

Preventative Maintenance Crew work around the County:



Max Hasse Field House

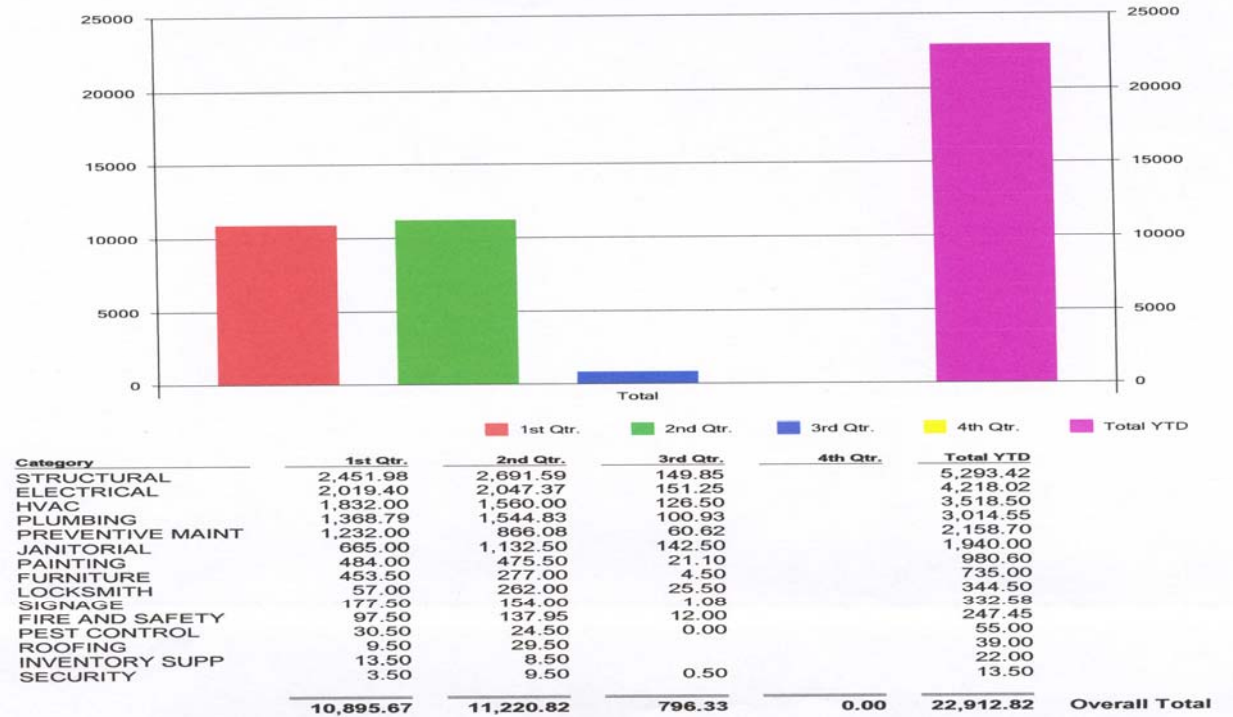


Cocohatchee Bath House



Pavilion at Cocohatchee

Work Orders Completed by Problem Type



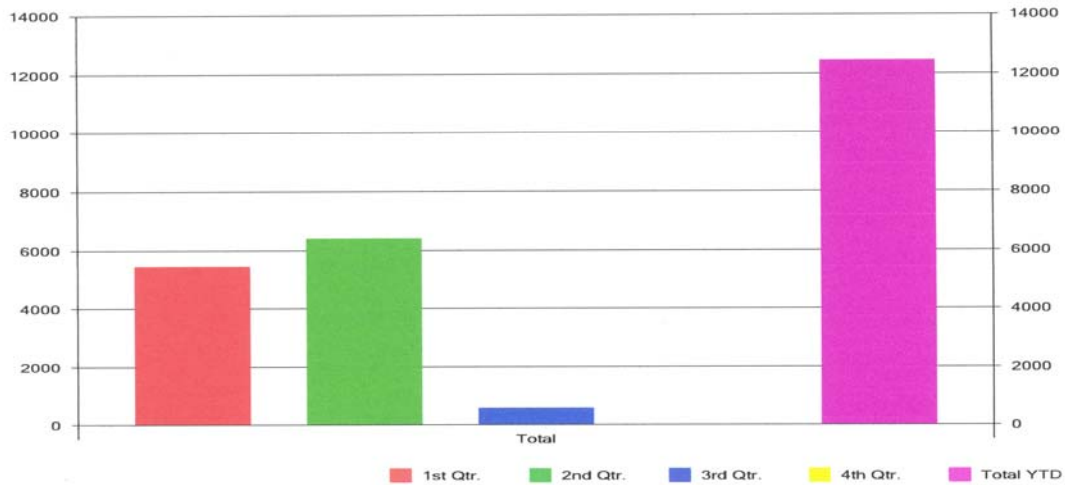
Closed Work Orders by Problem Type

<u>Problem Type</u>	<u>Total:</u>
CARD READER	0
ELECTRICAL	4
FIRE AND SAFETY	953
FLAGS	94
FURNITURE	17
HVAC	108
IAQ	651
ID CARD	3
INVENTORY SUPP	1
IRRIGATION	8
JANITORIAL	390
JANITORIAL COMP	906
LANDSCAPING	2
LOCKSMITH	96
PAINTING	121
PEST CONTROL	132
PLUMBING	95
PRESURE CLEANING	820
PREVENTIVE MAINT	58
ROOFING	810
SECURITY	21
SIGNAGE	19
STRUCTURAL	87
Grand Total:	6,395

Open Work Orders by Problem Type

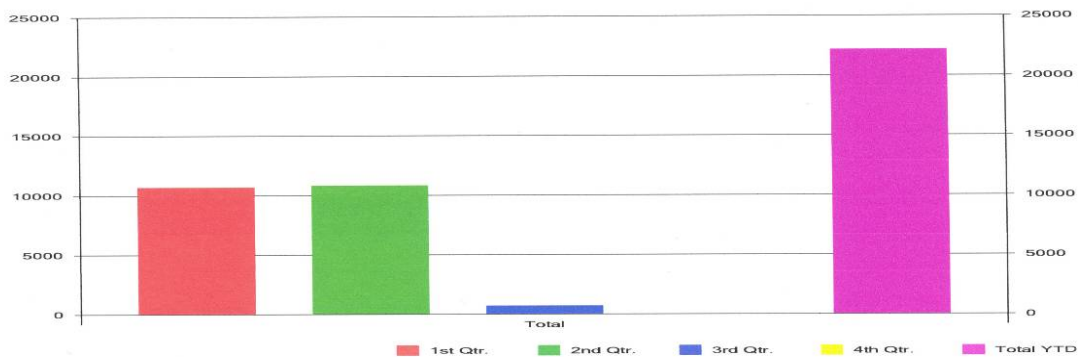
<u>Problem Type:</u>	<u>Open Jobs</u>
PREVENTIVE MAINT	350
ELECTRICAL	106
STRUCTURAL	106
HVAC	65
PLUMBING	56
JANITORIAL	28
LOCKSMITH	25
PAINTING	23
FURNITURE	10
SIGNAGE	6
PEST CONTROL	3
SECURITY	3
FIRE AND SAFETY	2
INVENTORY SUPP	2
ROOFING	1
	0
Total:	786

Work Orders Completed by Priority



Category	Sub-Category	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total YTD
0	Routine	3,958.00	4,844.00	314.00	0.00	9,116.00
3	PM	1,008.00	1,008.00	145.00	0.00	2,161.00
4	Special Service	309.00	276.00	30.00	0.00	615.00
1	Emergency	105.00	134.00	61.00	0.00	300.00
2	Urgent	13.00	60.00	22.00	0.00	95.00
5		39.00	38.00	3.00	0.00	80.00
75		12.00	21.00	1.00	0.00	34.00
50		3.00	16.00	2.00	0.00	21.00
		5,447.00	6,397.00	578.00	0.00	12,422.00
						Overall Total

Labor Hours by Quarter



Catego	Sub-Category	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Total YTD
202	Boger, Bob	894.00	471.50	24.00		1,389.50
303	Antoine, Nick	868.00	679.00	40.14		1,387.14
305	Lawler, Ed	609.00	606.00	68.50		1,283.50
205	Gross, Les	553.20	540.25	52.48		1,145.93
505	Atchley, Chris	482.50	549.95	33.00		1,065.45
302	Brock, Kevin	483.69	505.91	58.00		1,047.60
304	Lobello, Mike	508.60	463.25	16.68		988.53
503	Kennedy, John	473.50	462.34	34.25		970.09
508	Bryan, Ben	527.00	370.50	11.50		909.00
101	Jokela, Kurt	585.00	294.00	26.00		905.00
502	Piroseno, Troy	421.00	466.00	11.00		898.00
203	Meurer, William	441.20	373.45	36.50		851.15
507	Calcano, Edward	411.25	387.50			798.75
104	Ford, Ray	433.50	333.75	14.00		781.25
103	Ranatunge, Hemanth	369.50	387.25	16.00		772.75
504	Webb, Pat	370.98	334.50	19.33		724.81
401	D'Amico, John	313.00	369.50			682.50
501	Valinsky, Jason	383.75	243.55	6.20		633.50
204	Hale, Don	122.00	470.00	14.50		606.50
602	Burns, Joe	229.00	349.50	25.50		604.00
601	Arca, Ramon	299.50	286.25	11.50		596.25
102	Snyder, Mark	124.00	423.50	36.00		583.50
506	Aguillera, Jorge	295.00	259.50	13.50		568.00
301	Davison, Harold	147.50	363.50	11.00		522.00
201	Holmes, David	281.50	214.00	21.75		517.25
804	Simpson, Ann	34.50	227.70	16.00		278.20
603	Obrien, Dennis	100.50	145.17	22.50		268.17
701	Cleary, Bernard	97.50	130.00	12.00		239.50
206	Wincer, Don		102.25	26.50		128.75
801	Callis, Mark	1.00	0.50	1.00		2.50
808	Campbell, Kelly	0.00	1.00			1.00
809	Dove, Ray					
		0,660.67	0,810.07	679.33	0.00	22,150.07
						Overall Total



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Collier County Government
Administrative Services Division
Department of Facilities Management
Skip Camp, CFM, Director
Daniel R. Rodriguez, MBA, CFM, Facilities Manager
3301 Tamiami Trail East
Building W
Naples, Florida 34112
(239)774-8380
(239)793-3795 fax
www.colliergov.net/facmgmt/

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who serve."**

Building Management
Building Operations
Capital Construction and Renovations
Contract Management
Grounds Maintenance
Janitorial Services
Government Security
Indoor Air Quality
Real Estate Services
Space Planning and Allocation

A note from the Facilities Manager:

The second quarter of FY 2005 has proven to be one of our busiest. With hundreds of work requests pouring into our Building Maintenance Section, staff continues to do an outstanding job of managing those requests and setting the standard for building maintenance operations. On a daily basis, each Tradesworker strives to provide the best possible service to each and every customer. Through their hard work and highly skilled abilities, they bring great accolades to our Department proving they are indeed the best in the State!

Our Capital Construction Renovations Team also proves to be very successful in managing and handling multiple renovation projects during this quarter. Robert Fuentes, Bob Pierce, Damon Gonzales, with the help of the Building Maintenance Seniors, have knocked out over a hundred projects (1.5 million dollars worth) in this quarter alone. With the completion of each and every project our customers come to appreciate our work and tell us on a weekly basis how efficient we are. Robert and Damon have both been recognized for their quick handling of several key projects during this period.

A special thank you must go out to our Administrative Staff. Kristie Eager, Jennifer Cooper and Becky Erickson have done an excellent job of providing administrative support to all Department team members. These colleagues continue to provide great support and ensure both administrative and fiscal policies are adhered to. I know that I speak for everyone in saying thank you for your continued support through this very busy quarter.

**Daniel R Rodriguez, MBA, CFM
Facilities Manager**

Building Maintenance Operations

The first three months of 2005 for the Building Maintenance Section of Facilities Management was busy as usual. The Electrical Section has added two new employees: Don Hale, who transferred from Wastewater, and Don Wincer, who came to us from the private sector.

During this quarter, the Preventative Maintenance (PM) crew in Immokalee, lead by Ramon Arca, refurbished the Agriculture Center and EMS Station 12. Ben Bryan and his crew renovated Cocohatchee, Caxambas, and are currently working on Max Hasse Community Park in the Estates.

Building Maintenance recently purchased an aerial lift for reaching street or parking lot lights, rooftops, and other jobs that require access to high objects. All of the craftsmen received full training on the lift, provided by

Ray Dove, Parts Manager, and Michael Dock of Risk Management.

Also in the second quarter, our HVAC Section oversaw the installation of a new chiller at the Golden Gate Estates Library to provide more effective climate control.

One of the most exciting events during this time has been the addition of an in-house locksmith program. Troy Pirosseno and John Kennedy have been training with Quick Key Security to learn the techniques of the locksmith trade. They even turned an old tool room into a locksmith workshop. This entire process helps the County save

money by using in-house personnel to handle locksmith requests.

Building Maintenance completed over 7,000 work orders during the second quarter, compared to 6,000 from the first. The Building Maintenance Section continues to work closely with contractors to efficiently handle the work orders received daily.



Ed Calcano and Jason Valinsky learn to use the new aerial lift during safety training.