

# **Operation & Maintenance of Physical Facilities Plan**

#### **Mission Statement:**

The mission of Manatee Technical College is to produce highly skilled individuals and resourceful leaders through collaborative education to meet the ever-changing needs of our communities and the workforce.

#### **Vision Statement:**

The vision of Manatee Technical College is to be recognized as a leader in transforming people's lives through quality education.



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## **Personnel for Maintenance of the Facilities**

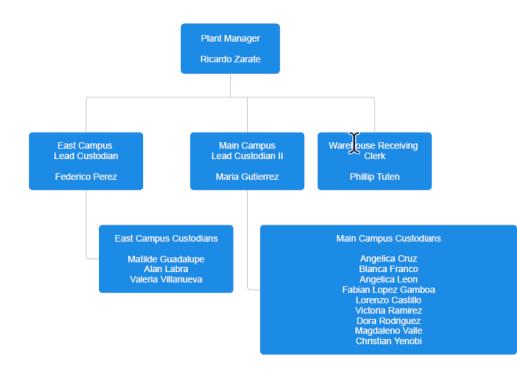
Manatee Technical College (MTC) had developed this plan to address the operation, maintenance, and improvement of the physical plant for all campuses.

MTC delivers services and instruction at the following locations:

- MTC Main Campus 6305 State Road 70 East Bradenton, FL 34203
- MTC East Campus 5520 Lakewood Ranch Blvd.

Bradenton, FL 34211 MTC Operation & Maintenance of Physical Facilities Plan The operation and maintenance of physical plants at the above locations is managed through an onsite plant manager. The plant manager is dedicated to maintaining educational facilities which support student learning through a safe, clean, and healthy environment utilizing a team of professionals dedicated to continuous improvement and service excellence. Their mission is to provide proactive, high quality custodial, building maintenance and grounds services to customers in a timely and cost-effective manner. They accomplish this through an emphasis on the following: professionalism, quality control, highly trained staff, safety, effective communication, and preventative maintenance.

Personnel (custodians) are assigned by the Manatee County School District based on an average of 25,000 square feet per custodian. There is no special allocation for schools that operate beyond the regular hours, operate on Saturdays, and host numerous events such as Manatee Technical College.



The chain of command for custodians is shown below:

## **Daily responsibilities of custodians:**

- Assist with the maintenance of a high standard of cleanliness, efficiency, and safety.
- Safe and proper use of custodial equipment and cleaning supplies.
- Act as contact person when maintenance personnel arrive on the site.
- Follow security procedures for the proper opening and the safe closure of building(s).
- Perform cleaning tasks as assigned.
- Perform general maintenance duties.
- Report all safety hazards.
- Maintain accurate records of daily work and time and payroll information.

- Follow safety standards in performing work and report unsafe conditions.
- May be required to work after hours and/or weekends.
- Follow all School Board policies, rules, and regulations.
- Perform other duties as assigned.

#### Semi-annual or annual responsibilities of custodians:

- Strip and re-wax floors assigned
- Clean carpeting (extraction cleaning)
- Detail clean classrooms
- Pressure wash when needed

#### Limitations and scope of custodial responsibilities:

- Change light bulbs
- Assist with deliveries and pickup
- Frequently setting up/rearrange Cantrell Hall before and after events
- Evening classes and Saturday classes

#### Work order procedures:

When a staff member reports a problem and the custodial/warehouse staff determines it is beyond their capability, it is necessary to complete a work order to have the problem repaired. In most cases, the problems are handled by the Maintenance Personnel from the school district. If the problem is beyond the capability of the district, then it is contracted out, but that procedure will be completed by a district coordinator.

For a custodian or other individual to submit work orders, he or she must be properly trained. The School District of Manatee County offers a work order training program. To insure someone is always available to submit work orders at Manatee Technical College, the following procedures were developed:

#### STEP 1: Email Plant manager, Lead Custodian, or Warehouse clerk

-If custodial staff cannot fix/repair, a work order will be issued.

#### STEP 2: Submit Work Order

#### Custodial/Warehouse Staff

- Plant Manager
- Lead Custodian

• Warehouse clerk

#### <u>Alternative (Use when Custodial Staff listed above is not on duty)</u>

- Front Desk/Receptionist
- For emergency work orders after hours or on weekends contact School Board security at (941) 713-5490

#### Work order Information

- State problem completely
- Specific location and brief description of problem (ex: South door not closing properly in room #2006)
- Point of Contact and Phone number

#### Notes:

Custodial/Warehouse staff coordinates absences in order to have a person that is trained to submit work orders at all times.

All custodians and the warehouse clerk are hired using the Recruiter online system. If an employee leaves through retirement, transfer, or termination, a Job Posting advertises the position. On the Main Campus the Plant Manager interviews prospective candidates. On the East Campus, the head custodian interviews prospective candidates. Manatee County School District is an Equal Opportunity Employer. With a job posting, there is an opportunity for a current employee to transfer. The district requires potential employees to list references, have a drug test, and be fingerprinted. An additional requirement for new applicants requires them to have a GED or High school diploma. If they do not have one, they must be willing to obtain one within six months of hiring. Custodians and the warehouse clerk are on a one-year probation period and can be terminated within that period. Warehouse and Custodial staff are under the AFSCME (American Federation of State, County and Municipal Employees) contract with the School District of Manatee County.

The Custodians and the warehouse clerk are evaluated annually on a district approved form.

#### **Responsibilities of Instructional Staff for Labs:**

Each instructor is responsible for cleanliness and safety of the program laboratory. The students are taught the proper and effective way to organize, clean, and maintain a work area. One important aspect is the appropriate care of all power tools and equipment.

# **Equipment and Supplies**

## **Equipment for Facilities:**

Maintenance equipment is requested through a purchase requisition. It must be approved by the appropriate Assistant Director, the Business Manager, and the Director. While a total of five percent of tuition funding is set aside for these purchases, those funds are limited. Every attempt is made to keep all equipment effectively functioning for as long as possible before it is replaced.

The Manatee School District, which has limited repair funds, is supportive with respect to maintenance on items like Golf Carts. Due to financial limitations, equipment is repaired as much as is feasible before it is replaced.

#### **Equipment for Programs:**

Manatee Technical College uses a Five-Year Replacement Plan for equipment for the technical programs. Original equipment and replacement are obtained through several sources. If a program is grant funded, the initial outlay is usually covered by the grant. A typical example would be Diesel Systems Technician 1, which started during the 2022-23 school year. Manatee Technical College received a grant from the Florida Department of Education to start this program. It was initially funded with \$436,000 for instructor, equipment, supplies, promotion, and student placement counseling hours. The district also requires three bids when a project is over \$50,000.

A number of technical programs have been started with equipment purchased with Perkins Funds or other grants. Both original and replacement equipment has been purchased in this manner. The Adult, Career and Technical Education (ACT) Department at the District Office is instrumental in assisting with funding, both for new projects and equipment urgently needed.

It is planned to replace equipment on a five-year cycle. There are many variables for this, funding limitations, closing programs, or assistance from industry donations. Manatee Technical College traditionally checks with the district surplus operations to see if equipment is available from another school which can be adapted for our use at no charge.

## **Supplies for Maintenance of Facility:**

The supplies for cleaning, maintaining and improving the campus are necessary for maintaining a high level of cleanliness. These supplies are requested by each campus on an as needed basis. Some products are stored for later use while others are ordered when needed. All cleaning supplies are approved by the School Board of Manatee County Risk Management. A small portion of tuition dollars are used for purchasing these supplies. The Plant Manager for Manatee Technical College meets with the District Custodial Supervisor (when requested by the Custodial Supervisor for the District) for any updates on custodial supplies.

## **Budget for Facility Maintenance and Improvement**

Budget for Facility Maintenance and Improvement is provided by support/funding through the School District of Manatee County, contracted vendors, and Manatee Technical College. Scheduled preventative maintenance includes fire alarm, fire evacuation systems, fire extinguishers, security system, sprinkler system, locking systems, heating and AC systems, and related equipment.

Industry life cycle is reviewed for our location in South Florida and environment often shortens the life cycle or replacement particularly as you get closer to the coast.

In many cases annual inspections are performed on major building systems such as roofs and chillers to determine how well they are performing and planning for maintenance/replacement budgets.

For example: Chillers – air cooled - 10 years Chillers – centrifugal and cooling towers - 10+ years Single ply roofs – 20 years Metal roof – 30+ years Paint – 10 years Flooring- 10 years

# **Compliance with Relevant State Laws, Federal Codes, and Procedures**

### **Relevant State Law**

Section 235.185, Florida Statutes, defines the legal and statutory requirements for operating and maintaining school and community college facilities throughout the state. As part of the five-year requirement for a district facility's work program, this legislation further establishes the authority of local school boards and the State Board of Community Colleges to spend public funds "...to adequately provide for the maintenance of the educational plant and ancillary facilities."

Section 5(1) of the Florida State Requirements for Educational Facilities mandates that local school boards and community colleges establish "... policies and procedures for the maintenance, sanitation and housekeeping of existing facilities to ensure the health of its occupants". Relative to this requirement, these rules also establish a number of general criteria for a variety of maintenance and operations functions - from assessing existing physical conditions to maintaining sanitary standards.

Further, all Manatee County School facilities will be built and will follow the Florida building code and Occupational Safety and Health Standards (OSHA).

The fire alarm is tested monthly using fire drills with the faculty, staff, and students participating in evacuations, dangerous weather movement, lockdowns, and other drills. Fire Extinguishers are inspected by All Florida Equipment Company Inc. (hired by the School District to do so) and are professionally refilled, recharged, or replaced in accordance with Florida law by a fire safety professional. Manatee Technical College has a few spare fire extinguishers to use when a replacement is needed. A work order to the district Matzke personnel will follow.

## **Applicable Federal Codes and Procedures**

The following list of code sections are deemed relevant to the normal operation and maintenance of physical plants in Florida school districts and community colleges. The listed codes and standards are current when these guidelines are written and are subject to change. Facilities administrators at each institution should acquire adequate copies of these publications for use by affected staff and establish policies for compliance. Each department should also acquire copies of subsequent revisions, addenda, and updates.

### National Fire Protection Association (NFPA)

1) 10 Portable Extinguishers 2) 11 Foam Ext. Systems 3) 12 Carbon Dioxide Systems 4) 13 Sprinkler Systems 5) 13A Sprinkler Maintenance 6) 13E Sprinkler Prop., F. D. Operations 7) 14 Standpipe, Hose Systems 8) 20 Centrifugal Fire Pumps 9) 24 Private Fire Service Mains 10) 30A Automotive and Marine Service Station Code 11) 31 Oil Burning Equipment 12) 37 Combustion Engines 13) 40 Motion Picture Film 14) 45 Labs Using Chemicals1 15) 46 Forest Products, Storage 16) 50 Bulk Oxygen Systems 17) 51 Welding and Cutting 18) 51B Welding Processes 19) 52 CNG Vehicular Fuel Systems 20) 54 National Fuel Gas Code 21) 56F Nonflammable Medical Gases 22) 56HM Home Respiratory Therapy 23) 58 LP–Gas Storage Use 24) 59 HP-Gas, Utility Plants 25) 59A LN-Gas, Storage, Handling

- 26) 70 National Electrical Code
- 27) 70B Electrical Equipment Maintenance
- 28) 70E Employee Electrical Safety
- 29) 71 Central Station Sig.
- 30) 72A Local Protect. System
- 31) 72B Auxiliary Sig. System
- 32) 72C Remote Station System
- 33) 72D Proprietary Stg. System
- 34) 72E Auto. Fire Detectors
- 35) 72F Emergency Voice/Alarm Comm. Systems
- 36) 75 Electronic Computer System
- 37) 78 Lightning Protection System
- 38) 79 Electrical Standards for Industrial Machinery
- 39) 80 Fire Doors, Windows
- 40) 85A Single Burner Boiler-Furnaces
- 41) 85B Gas Multi-burner Boiler
- 42) 85D Oil Multi-burner Boiler
- 43) 86 Ovens and Furnaces
- 44) 88A Parking Structures
- 45) 88B Repair Garages
- 46) 90A Air Conditioning Systems
- 47) 90B Warm Air Heating, Air Conditioning
- 48) 91 Blower and Exhaust System
- 49) 96 Vapor Removal Cooking Equipment
- 50) 97M Heating Terms, Glossary
- 51) 99 Health Care Facilities
- 52) 101 Life Safety Code
- 53) 110 Emergency and Standby Power System
- 54) 171 Public Fire Safety Symbols
- 55) 172 Fire Safety Symbols for Architectural and Engineering Drawings
- 56) 203M Roof Coverings
- 57) 204M Smoke, Heat Venting
- 58) 231C Rack Storage of Materials
- 59) 241 Standard for Safeguarding Construction, Alteration, and Demolition
- Operations
- 60) 253 Flooring Radiant Panel Test
- 61) 664 Wood Processing, Woodworking
- 62) 901 Uniform Coding for F. P.
- 63) 910 Libraries and Library Collections
- 64) 911 Museums and Museum Collection
- 65) Others as they may apply.

#### **Standard Building Codes**

- A. Standard Mechanical Code
- B. Standard Gas Code
- C. Elevator Safety Code

Those sections of OSHA 29 CFR that are applicable to maintenance and operations practices at the time this publication is written include the following:

Part 1910 – Occupational Safety and Health Standards

- Subpart A General
  - 1910.1 Purpose and scope
  - 1910.2 Definitions
  - 1910.3 Amendments to this part
  - 1910.5 Applicability of standards
- Subpart B Adoption and Extension of Established Federal Standards
  - 1910.11 Scope and purpose
  - 1910.12 Construction work
  - 1910.19 Special provisions for air contaminants
- Subpart D Walking Working Surfaces
  - 1910.19 Manually propelled mobile ladder stands and scaffolds
  - 1910.21 Definitions
  - 1910.22 General requirements
  - 1910.23 Guarding floor and wall openings
  - 1910.24 Fixed industrial stairs
  - 1910.25 Portable wooden ladders
- Subpart E Means of Egress
  - 1010.35 Definitions
  - 1910.36 General requirements
  - 1910.37 Means of egress, general
  - 1910.38 Employee emergency plans and fi re prevention plans
- Subpart F Powered Platforms, Manlifts, and Vehicle-Mounted Work Platforms
  - 1910.66 Powered platforms for building maintenance
  - 1910.67 Vehicle-mounted elevating and rotating work platforms
  - 1910.68 Manlifts
- Subpart G Occupational Health and Environmental Control
  - 1910.94 Ventilation
  - 1910.95 Occupational noise exposure
- Subpart H Hazardous materials
  - 1910.101 Compressed gasses (general requirements)
  - 1910.102 Acetylene
  - 1910.103 Hydrogen
  - 1910.104 Oxygen
  - 1910.105 Nitrous oxide
  - 1910.106 Flammable and combustible liquids
  - 1910.107 Spray finishing using flammable and combustible materials
  - 1910.119 Process safety management of highly hazardous chemicals
  - 1910.120 Hazardous waste operations and emergency response
- Subpart I Personal Protective Equipment
  - 1910.132 General requirements
  - 1910.133 Eye and face protection

1910.134 Respiratory protection

1910.135 Head protection

1910.136 Foot protection

1910.137 Electrical protective devices

1910.138 Hand protection

Subpart J – General Environmental Controls

1910.141 Sanitation

1910.144 Safety color code for marking physical hazards

1910.145 Specifications for accident prevention signs and tags

1910.146 Permit required confined spaces

Subpart K - Medical and First Aid

1910.151 Medical services and first aid

Subpart L – Fire Protection

1910.154 Scope, application, and definitions

1910.157 Portable fi re extinguishers

1910.158 Standpipe and hose systems

1910.159 Automatic sprinkler systems

1910.160 Fixed extinguishing systems, general

1910.161 Fixed extinguishing systems, dry chemical

1910.162 Fixed extinguishing systems, gaseous agent1910.26 Portable metal ladders

1910.163 Fixed extinguishing systems, water spray and foam

1910.164 Fire detection systems

1910.165 Employee alarm systems

Subpart M – Compressed Gas and Compressed Air Equipment

1910.169 Air receivers

Subpart N – Materials Handling and Storage

1910.176 Handling material – general

1910.177 Servicing multi-piece and single piece rim wheels

1910.178 Powered industrial trucks

1910.184 Slings

Subpart O – Machinery and Machine Guarding

1910.211 Definitions

1910.212 General requirements for all machines

1910.213 Woodworking machinery requirements

1910.215 Abrasive wheel machinery

Subpart P – Hand and Portable Powered Tools and Other Hand-Held Equipment

1910.241 Definitions

1910.242 Hand and portable powered tools and equipment

1910.243 Guarding of portable powered tools

1910.244 Other portable powered tools and equipment

Subpart Q – Welding, Cutting and Brazing

1910.251 Definitions

1910.252 General requirements

1910.253 Oxygen-fuel gas welding and cutting

1910.254 Arc welding and cutting

Subpart S – Electrical

1910.301 Introduction

1910.302 Electric utilization systems

1910.303 General requirements

1910.304 Wiring design and protection

1910.305 Wiring methods, components, and equipment for general use

1910.306 Specific purpose equipment installations

1910.307 Hazardous locations

1910.308 Special systems

1910.331 Safety-related work practices - scope

1910.332 Training

1910.333 Selection and use of work practices

1910.334 Use of equipment

1910.335 Safeguards for personal protection

1910.399 Definitions

Subpart Z – Toxic and Hazardous Substances

1910.1001 Air contaminants

1910.1001 Asbestos

1910.1020 Access to employee exposure and medical records

1910.1030 Blood borne pathogens

1910.1200 Hazard communication

1910.1201 Retention of DOT markings, placards, and labels

1910.1450 Occupational exposure to hazardous chemicals in laboratories

Part 1926 - Safety and Health Regulations for Construction

Subpart A - General

1926.1 Purpose and scope

1926.2 Variances from safety and health standards

1926.3 Inspections – right of entry

1926.4 Rules of practice for administrative adjudications for enforcement of safety and health standards

Subpart B – General Interpretations

1926.10 Scope of subpart

1926.16 Rules of construction

Subpart C – General Safety and Health Provisions

1926.20 General safety and health provisions

1926.21 Safety training and education

1926.22 Recording and reporting injuries

1926.23 First aid and medical attention

1926.24 Fire protection and prevention

1926.25 Housekeeping

1926.26 Illumination

1926.27 Sanitation

1926.28 Personal protective equipment

1926.29 Acceptable certifications

1926.32 Definitions

1926.33 Access to employee exposure and medical records

1926.34 Means of egress

1926.35 Employee emergency action plans

Subpart D - Occupational Health and Environmental Controls

1926.50 Medical services and first aid

1926.51 Sanitation

1926.52 Occupational noise exposure

1926.55 Gases, vapors, fumes, dusts, and mists

1926.56 Illumination

1926.57 Ventilation

1926.59 Hazard communication

1926.61 Retention of DOT markings, placards, and labels

1926.62 Lead

1926.64 Process safety management of highly hazardous chemicals

1926.65 Hazardous waste operations and emergency response

1926.66 Criteria for design and construction of spray booths

Subpart E – Personal Protective and Life Safety Equipment

1926.95 Criteria for personal protective equipment

1926.96 Occupational foot protection

1926.100 Head protection

1926.101 Hearing protection

1926.102 Eye and face protection

1926.103 Respiratory protection

1926.104 Safety belts, lifelines, and lanyards

1926.105 Safety nets

1926.106 Working over or near water

1926.107 Definitions applicable to this subpart

Subpart F – Fire Protection and Prevention

1926.150 Fire protection

1926.151 Fire prevention

1926.152 Flammable and combustible liquids

1926.153 Liquefied petroleum gas (LP gas)

1926.154 Temporary heating devices

1926.155 Definitions applicable to this subpart

1926.156 Fixed extinguishing systems, general

1926.157 Fixed extinguishing systems, gaseous agent

1926.158 Fire detection systems

1926.159 Employee alarm systems

Subpart G - Signs, Signals and Barricades

1926.200 Accident prevention signs and tags

1926.201 Signaling

1926.202 Barricades

1926.203 Definitions applicable to this subpart.

Subpart H – Materials Handling, Storage, Use and Disposal

1926.250 General requirements for storage

1926.251 Rigging equipment for materials handling

1926.252 Disposal of waste materials

232 Florida Center for Community Design + Research Subpart I - Tools - Hand and Power 1926.300 General requirements 1926.301 Hand tools 1926.302 Power operated hand tools 1926.303 Abrasive wheels and tools 1926.304 Woodworking tools 1926.305 Jacks - lever and ratchet, screw and hydraulic 1926.306 Air receivers 1926.307 Mechanical power-transmission apparatus Subpart J – Welding and Cutting 1926.350 Gas welding and cutting 1926.351 Arc welding and cutting 1926.352 Fire prevention 1926.353 Ventilation and protection in welding, cutting, heating Subpart K – Electrical 1926.400 Introduction 1926.402 Applicability 1926.403 General requirements 1926.404 Wiring design and protection 1926.405 Wiring methods, components, and equipment for general use 1926.406 Specific purpose equipment and installations 1926.407 Hazardous (classified) locations 1926.408 Special systems 1926.416 General requirements 1926.417 Lockout and tagging of circuits 1926.431 Maintenance of equipment 1926.432 Environmental deterioration of equipment 1926.441 Battery locations and battery charging 1926.449 Definitions applicable to this subpart Subpart L – Scaffolds 1926.450 Scope, application, and definitions applicable to this subpart 1926.451 General requirements 1926.452 Additional requirements applicable to specific types of scaffolds 1926.453 Aerial lifts 1926.454 Training requirements Appendix A, B, C, D, & E to Subpart L Subpart M – Fall Protection 1926.500 Scope, application, and definitions applicable to this subpart 1926.501 Duty to have fall protection 1926.502 Fall protection systems criteria and practices 1926.503 Training requirements Appendix A, B, C, D, & E to Subpart M Subpart N – Cranes, Derricks, Hoists, Elevators and Conveyors 1926.550 Cranes and derricks 1926.552 Material hoists, personnel hoists, and elevators MTC Operation & Maintenance of

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1926.554 Overhead hoists
1926.555 Conveyors
Subpart O – Motor Vehicles, Mechanized Equipment, and Marine Operations
1926.600 Equipment

1926.601 Motor vehicles

1926.602 Material handling equipment

1926.604 Site clearing

1926.606 Definitions applicable to this subpart

Subpart P – Excavations

1926.650 Scope, application, and definitions applicable to this subpart

1926.651 Specific excavation requirements

1926.652 Requirements for protective systems

Subpart Q – Concrete and Masonry Construction

1926.700 Scope, application, and definitions applicable to this subpart

1926.701 General requirements

1926.702 Requirements for equipment and tools

1926.703 Requirements for cast-in-place concrete

1926.704 Requirements for pre-cast concrete

1926.706 requirements of masonry construction

Subpart R - Steel Erection

1926.750 Flooring requirements

1926.751 Structural steel assembly

1926.752 Bolting, riveting, fitting-up and plumbing-up

1926.753 Safety nets

Subpart T – Demolition

1926.850 Preparatory operations

1926.851 Stairs, passageways, and ladders

1926.852 Chutes

1926.853 Removal of materials through floor openings

1926.854 Removal of walls, masonry sections and chimneys

1926.855 Manual removal of floors

1926.856 Removal of walls, floors, and material with equipment

1926.857 Storage

1926.858 Removal of steel construction

1926.859 Mechanical demolition

Subpart V – Power Transmission and Distribution

1926.950 General requirements

1926.951 Tools and protective equipment

1926.952 Mechanical equipment

1926.953 Materials handling

1926.954 Grounding for protection of employees

1926.955 Overhead lines

1926.956 Underground lines

1926.957 Construction in energized substations

1926.959 Lineman's body belts, safety straps and lanyards

1926.960 Definitions applicable to this subpart

Subpart X – Stairways and Ladders

1926.1050 Scope, application, and definitions applicable to this subpart

1926.1051 General requirements

1926.1052 Stairways

1926.1053 Ladders

1926.1060 Training requirements

Subpart Z – Toxic and Hazardous Substances

1926.1101 Asbestos

1926.1102 Coal tar pitch volatiles; interpretation of term

1926.1103 13 Carcinogens

# **Evaluation & Revision**

MTC's method for evaluation and revision of the operation and maintenance of all physical facilities written plan is accomplished through regular custodial, facilities department, and state inspections.

This written plan is reviewed annually by MTC's School Advisory Council (SAC) MTC Board of Governors and the MTC staff and administration and Manatee County Staff.

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