

OFFICE OF FACILITIES

Departmental Processes and Procedures



OFFICE OF FACILITIES

Table of Contents



Table of Contents

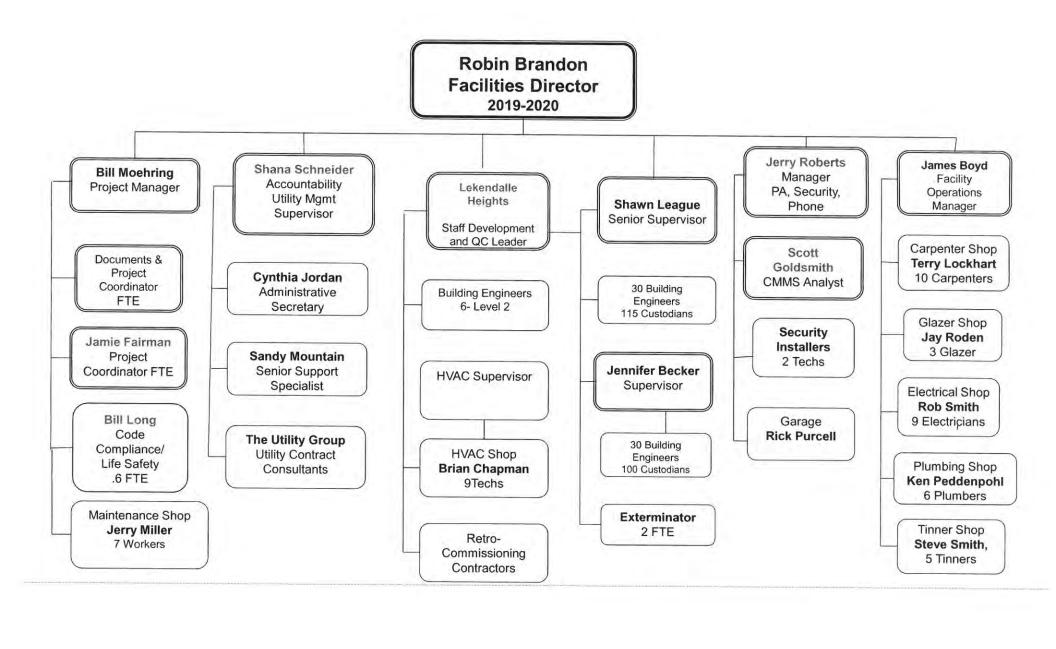
Depart	mental Organizational Chart	4
Introdu	uction	5
Depart	ment Core Services	6
Proced	dures and Forms	7
E	Employee Leave Request Form	8
E	Employee Dress Code of Conduct—Education Center, Iowa	9
<u> </u>	Building Rental Application	10
· E	ment-Related Procedures and Policies Board Policy No. 7100—Facilities Planning Board Policy No. 7230.01—Donations for Building and Grounds Projects Board Policy No. 7250—Commemoration of School Facilities Board Policy No. 7310—Disposition of Surplus Property, Not Including Real Estate Board Policy No. 7410—Maintenance Board Policy No. 7460—Conservation of Natural and Material Resources Board Policy No. 7530—Lending of District-Owned Equipment Board Policy No: 7510—Use of District Facilities and Property	



Facilities and Maintenance

Department Organizational Chart





Cincinnati Public Schools Facilities Department is responsible for building improvements, maintenance, repairs, utilities, and custodial services for all CPS buildings and grounds. Facilities also manages the Building Rental Application Process.

The Facilities Department comprises four distinct areas: Planning and Construction, Facility Maintenance (repairs), Facility Operations (custodial) and Energy and Sustainability.

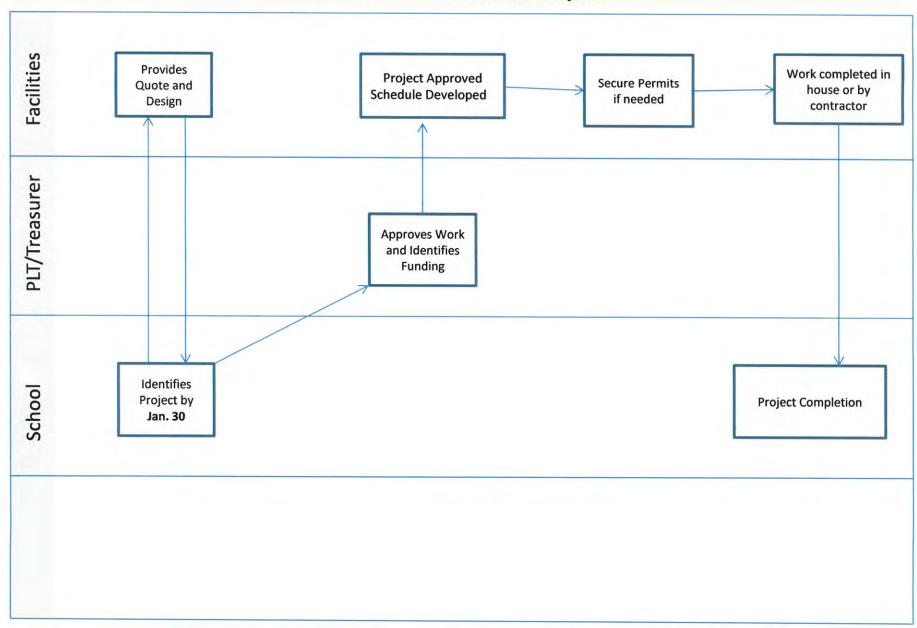
Planning and Construction is responsible for planning, design, construction and approval for all additions, renovations and improvements in all building and grounds including furniture and finishes. Planning and Construction is the liaison with City inspectors and knowledgeable on local building and fire codes. To request a construction project see attached process chart. Requests must be submitted by Jan. 30.

The Facility Maintenance team consists of professional craftsmen and skilled journeymen specializing in Heating and Air Conditioning, Electricity, Plumbing, Carpentry, Glaziers, Tinsmiths, Maintenance, Security Technicians and Exterminators. The team is responsible for repairs and replacement of all equipment, finishes, grounds and infrastructure in the District. A request for assistance should be made through your building engineer using the Internal Work Order Form. The building engineer will enter the request into the web-based Facilities Work Order System. See attached internal work order form and process chart.

Facility Operations is responsible for general preventive maintenance of equipment in the schools, custodial service and grounds maintenance. Each building shall have a Building Engineer who has knowledge of building systems and custodial best practices. The Building Engineer directs and supervises the custodial workers. Custodians perform general cleaning and janitorial work using industry best practices to maintain a clean and safe indoor and outdoor learning environment.

All CPS building's mechanical systems are controlled by a computer controlled Building Automation System (BAS). The Energy and Sustainability team manages utilities in all CPS buildings working closely with information from the BAS and local utility providers. Using Jade Track metering they can evaluate and monitor energy consumption in real time. CPS has 22 LEED certified buildings and 42 others constructed using LEED best practices with features including live vegetative roofs, rain gardens, geothermal heating and cooling, recycling and earth friendly building materials.

Construction and Renovation Projects

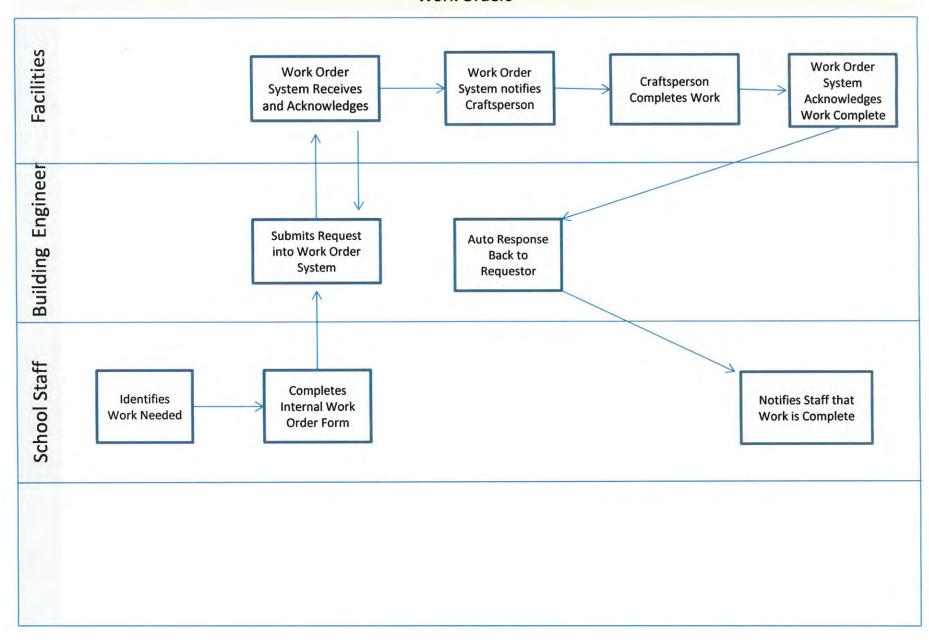




INTERNAL WORK ORDER FORM

Staff – This form is provided for your use in re stopping individuals in the hallways or interru	equesting necessary work. Please ref pting them while they work.	rain from emailing, calling,
USE THIS FORM for your requests. This form		
Fill out the form as thoroughly as possible. Enmailbox.)	mail the form to	(or place hard copy in
Requests will be forwarded to the appropriate	e individual(s).	
Thank you for y	your patience in fulfilling your request.	
Name:	Date:	
Room# or Location:	Phone#	
Please	e describe problem(s) below:	
A)		
Kevs:		
Electrical:		
<u>Phones</u> :		
Classrooom:		
Bathroom:		
Other:		-
*******	********	*******
	FOR OFFICE USE ONLY	
<u>Follow-up:</u>	FOR OFFICE USE ONLY	

Work Orders



Facilities - Observation of Building Engineer 1 = Unsatisfactory Date: School: _ 2 = Improvement Needed 3 = Satisfactory 4 = Above Average Building Engineer: Time:_ 5 = Excellent Documentation Employee Attendance Book & Sign Up Sheets Updated Orders Supplies Based on Need/Submits, Receives, & Secures Orders Enters Work Orders (Routine & Emergency) Correctly Reports are Sent in On Time & are Complete Uses & Updates Procedure Manual Correctly Comments: Cleanliness Classrooms/Offices are Clean Storeroom & Service Closets Clean & Organized Boiler Room Areas Clean Trash Cans Clean Restrooms are Clean & Well Stocked Kitchen, Lunchroom, Floors, Walls & Fans are Clean Front Lobby Clean, Including Windows All Public Areas are Clean & Orderly **Furniture in Correct Locations** Maintain & Clean Cleaning Equipment Comments: Grounds Grass Cut and Edges Trimmed Landscape Beds Weeded Grounds Free of Litter Lawn Equipment is Maintained Comments: Management Follows & Enforces School Services Procedures Organizes Work to Provide Best Service & Fair Schedules Provides Training & Direction for Employees Prepares Work Records & Floater Observations Correctly Write Accurate Appraisals Based on Work Records Comments: Safety & Equipment Maintenance Maintains Boiler Chemical Performs Preventive Maintenance HVAC/Filter Logs Up to Date Building Safety Records - Up to Date, In Book, Neat & Organized Light Bulbs/Exit Lights Bulbs Replaced Correct Building Temperatures Maintained Comments: Professionalism Responds to Requests from Principal/Administrator Treats Employees, School Staff, Students & Parents with Courtesy Wearing Uniform/Looks Neat & Professional Comments:

Subtotal	0	0	0	0	0
Grand Total		0			

Building Engineer's Signature:______ Supervisor's Signature:_____

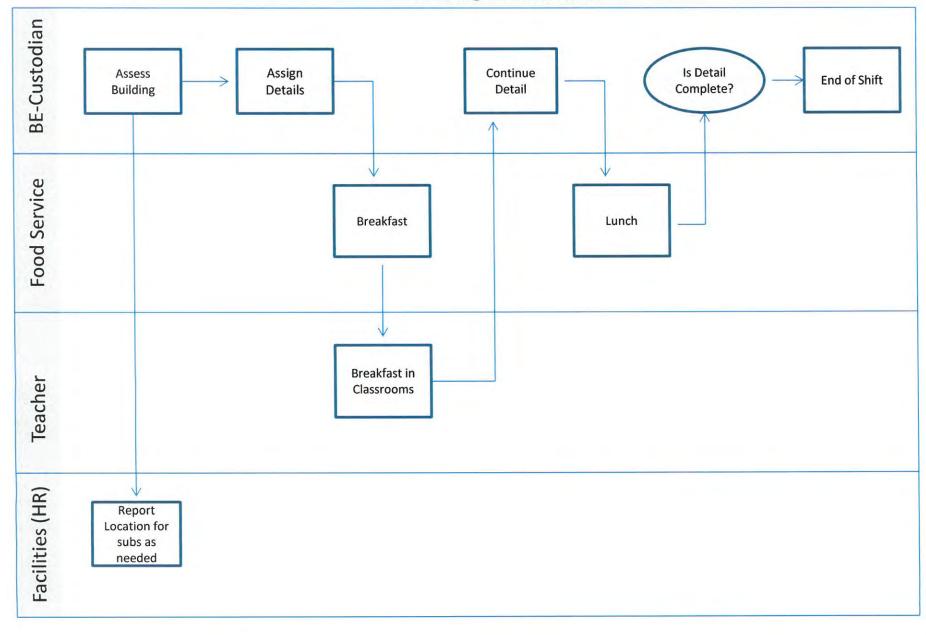
Building Quality Scorecard 2018/2019 SY

SCHOOL	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
ACADEMY OF WORLD LANGUAGE									
AIKEN								4	
AMIS									
BOND HILL	1		+		1				1
CARSON NEIGHBORHOOD	-			+				1	
CARTHAGE	+	+		+	+	+	1	1	+
CHASE				+	+	+	+		+
CHEVIOT	+		-	1	+	+	-		+
		+	-	-	+		+	-	
CLARK MONTESSORI	_	-	-	+	_	+	+	+	+
COLLEGE HILL	+		-		_				-
COVEDALE	-	4	+	-	-	-	+		+
DATER HIGH			-	-	-	-	3	-	+
DATER MONTESSORI	1	_		-				-	-
DOUGLASS				-	+	-			
ETHEL M TAYLOR	1		-	-	+			+	
EVANSTON	-				-	-		-	-
FAIRVIEW							-	-	
GAMBLE									
HARTWELL						-	-		-
HAYS PORTER	1				-	1	-		-
HUGHES CENTER/STEM									
HYDE PARK		-				+	_	+	
JOHN P PARKER							1		1
KILGOUR					-		-		
LEAP-N. FAIRMOUNT					-				
MIDWAY									
MT. AIRY							-		
MT. WASHINGTON									
NORTH AVONDALE		Alta				1			
OYLER									
PARKER WOODS				17					
PLEASANT HILL									
PLEASANT RIDGE									
REES E PRICE									
RIVERVIEW EAST									
ROBERTS									
ROCKDALE						-			
ROLL HILL									
ROSELAWN CONDON							-	-	
ROTHENBERG				2					
SANDS					-				
SAYLER PARK									
SCPA									
SHRODER							the second		
SILVERTON									
SOUTH AVONDALE									
SPENCER									

Building Quality Scorecard 2018/2019 SY

TAFT ELEM				
TAFT HIGH				
VINE-RISING STAR				
VIRTUAL HIGH-RISING STAR				
WALNUT HILLS			0	
WESTERN HILLS				
WESTWOOD				
WINTON HILLS ACADEMY				
WITHROW				
WOODFORD				
WOODWARD	والأكسية التهية			
165 Possible/Bldg 7	OTAL 9,570 mo			

Building Cleanliness





OFFICE OF FACILITIES

Department Core Services



Core Service: Facility Maintenance

- Maintain all CPS schools according to the state-approved maintenance plan
- Manage utilities for all CPS buildings
- Improve energy efficiency in all CPS buildings
- · Manage the building-use permit process
- Provide snow removal for all district parking lots and driveways
- Manage furniture inventory

Core Service: Facility Audio Visual (AV) and Telephone Maintenance

- · Maintain the district's telephone system
- Maintain the LobbyGuard entry identification system in CPS buildings
- Maintain security cameras and secure-entry systems
- · Maintain public address systems

Core Service: Facility Operations

- · Manage cleanliness in all CPS buildings
- · Maintain landscaping at all CPS properties
- Manage district exterminators
- Manage district recycling program with Keep Cincinnati Beautiful

Core Service: Facility Planning and Construction

- Coordinate all CPS building construction
- Provide design services for all in-house construction projects
- Review and approve renovation and construction projects
- Coordinate with city of Cincinnati agencies on project development and implementation



OFFICE OF FACILITIES

Procedures and Forms



Name:	Date:
ANNUAL LEAVE REQUEST Requesting day(s) on date(s)	I will return to work onJune
PERSONAL LEAVE REOUEST	
Requesting_hour(s)/_day(s) beginning_(Attach Personal Leave form)	ing on date(s) I will return to work on
SICK LEAVE REQUEST	
Requesting day(s) beginning on date(s)_ (Attach Sick Leave form)	I will return to work on
APPROVED BY:	
MINOVED DI.	
Supervisor	

CINCINNATI PUBLIC SCHOOLS

APPLICATION FOR PERSONAL LEAVE

CERTIFICATED	☐ CIVIL SERVICE
Absence During School Hours	
ty, with the approval of the administrator or in school year from August 1 through July 31 and the absent without loss of pay a total of three controls.	(3) days in any school
chedule. Any questions should be directed to	
supervisor determines that adequate staffing	cannot be maintained.
l year August 1 through July 31 to any eligible	e certificated teaching
September 30 Find October through January sys for teachers employed after January	
l year August 1 through July 31 to any eligible	e non-teaching certificated
anuary 1 od January I through March 31 arch 31	
ol year September 1 through August 31 to any	eligible regular non-
anuary 1 riod January 1 through March 31 iod April 1 through June 30 ine 30	
be charged to m	y available personal leave.
Signed	
APPROVED BY:	
ture)	
Title	
	Absence During School Hours Tay, with the approval of the administrator or in school year from August 1 through July 31 and are, be absent without loss of pay a total of three its section: casual, emergency, seasonal, substitudedule. Any questions should be directed to roval to the administrator or immediate supervised. Approval shall be granted upon proper supervisor determines that adequate staffing all year August 1 through July 31 to any eligible for teachers employed after January and January 1 through July 31 to any eligible anuary 1 through March 31 arch 31 all year September 1 through August 31 to any fanuary 1 through March 31 and January 1 through June 30 be charged to make a signed

The Cincinnati Public Schools

Statement to Justify the Use of Sick Leave

Certificated

(To be com	pleted	by all employees)				Civil Ser
Name		(Print full name)	Position Title	(Print)	School/Office	(Print)
		use of sick leave for		s for hourly employees only, beg	ginning on	for the following r
A.		Personal Illness	Personal Injury	Pregnancy		
В.	Nan	Illness or injury in imr Member identified bel ne(Member of		Death in immediate far Member identified belo	ow.	
C.			ved. If or mation requested at the N II on the reverse side.	Name of Physician		
			n u	Date/s consulted	Address of	Physician
	-	(Di		your immediate supervisor who is	(Signature of employee)	II
	nust be 1. Are injur certi	ry in the immediate family.	ice employees who: ays because of personal illness, pers (Employees who because of religion Science practitioner, or by a compa	sonal injury or pregnancy, or are absorbed convictions object to using the se arable official of any other sect to wh	rvices of a medical doctor i	because of illness or may have this
PART A:				PART B:	\$ ·	
To be complet	ed for pe	rsonal illness, personal injury	or pregnancy.	To be completed for illness or inju-	ry in immediate family	
This is to cer has been und through		rofessional care from because of	(Date) (Nature of Illness or Injury)	This is to certify that the illne was of such nature that from his/her assigned duty for Date(s) of absence	(Name of Im	hour(s).
ė			(Date)		(Signature of Physician)	

All Cincinnati Public Schools' staff has a special responsibility to be role models for students and representatives of the District to parents and the community. Employees are expected to conduct themselves in a professional manner at all times.

Facilities Dress and Code of Conduct

- All employees should dress and be groomed in a professional manner.
- Uniforms are provided for all craftsmen and custodial staff.
- Every employee must wear an identification badge at all times. Badges are issued by the CPS Security Office and available in the Employee Care Center.
- Every employee must swipe IN and OUT of every building.

The following action may lead to a recommendation of disciplinary action.

This list does not include all prohibited conduct but is intended to suggest the types of conduct that will not be condoned.

- Smoking on Cincinnati Public Schools property.
- Theft
- Deliberate damage to, or destruction of, school property or property of another.
- Falsification of any school record or employment application.
- Negligent conduct while on duty, resulting in personal injury or property damage.
- Illegally possessing, using, selling or buying controlled substances or other intoxicants during work hours, or reporting to work under the influence of alcohol or controlled substances.
- Unauthorized use of school property and equipment.
- Use of abusive, profane language or inappropriate language toward students, visitors or other employees.
- Disorderly conduct on school property or while on duty, including fighting, threatening or attempting to inflict bodily harm on another person.
- Unauthorized absence or misuse of leave.
- Engaging in immoral conduct.
- Insubordination, refusal to follow a Principal's, Director's, Manager's, Supervisor's or Building Engineer's reasonable instruction.
- Use or possession of any dangerous weapon on school property.
- Deliberate disregard of established Safety & Health practices.



OFFICE OF FACILITIES

Department-related Board Policies and Procedures



Procedure Name Facilities Planning	
Procedure No. 7100, 7010, 8100, 8105	Eff. Date 8/24/2009
Implements Board Policy(ies) 7100	Last Reviewed: 6/10/2019

1. Background

CPS strives to provide the best facilities that can be obtained from available resources. This requires planning, design, construction and repairs to keep buildings current and provide necessary and appropriate academic space.

2. Responsibilities

Title: Facilities	
Address: 2315 Iowa Avenue	
Phone: 513-363-0747	Cell Phone:

To provide proper care of each school building and property within the Cincinnati Public Schools district. Copies of CPS Design Standards shall be kept in the Facilities Department. The work order system shall be operational at all times.

3. Action Steps

CPS Design standards shall be updated to reflect changes to industry standards and education delivery methods. Work order system shall be available online for building repair requests. Monthly school visits to assess building condition shall be documented.

Document Title	Description	Last Reviewed
1. CPS Design Standards		4/2010
2. Principal Monthly Site Visit		2/2019
3.		
Additional Information		

Procedure Name Donations for Building and Grounds Project	
Procedure No.	Eff. Date 8/24/2009
Implements Board Policy(ies) 7230.01	Last Reviewed: 5/18/2012

1. Background

The Board of Education encourages parents, alumni partners and other donors who offer financial contributions to make improvements to Cincinnati Public Schools buildings and grounds.

2. Responsibilities

Responsibilities	
Title: Facilities	
Address: 2315 Iowa Avenue	
Phone: 513-363-0747	Cell Phone:
	nsultants and award contracts for all facilities operated by Cincinnati Public

3. Action Steps

Support the mission and action of CPS. Increase the involvement of the community in supporting CPS to achieve its strategic objectives. Support academic achievement and/or enhance the operational environment of the school.

Document Title	Description	Last Reviewed
1.		
2.		
3.		
Additional Information	on	

Procedure Name Commemoration of School Facilities	
Procedure No. 7000 Property	Eff. Date 9/2/2009
Implements Board Policy(ies) 7250	Last Reviewed: 9/2/2009

1. Background

The naming of school building and grounds in entirety or in part is a function of the Board of Education. All requests for the naming of Board of Education property in part or whole shall include the written recommendations of school and interested community groups as a condition of consideration by the Board.

2. Responsibilities

Cell Phone:
I property within the Cincinnati

3. Action Steps

The Board shall approve any school name change.	

Document Title	Description	Last Reviewed
1.		4/2010
2.		2/2019
3.		
Additional Information		

Procedure Name Disposition of Surplus Property, Not Includ	ing Real Estate
Procedure No. : 7000 Property	Eff. Date 8/24/2009
Implements Board Policy(ies) 7310	Last Reviewed: 8/24/2009

1. Background

The Board of Education requires the Superintendent to review the property of the District periodically and to dispose of the material and equipment which is no longer usable in accordance with the terms of this policy.

2. Responsibilities

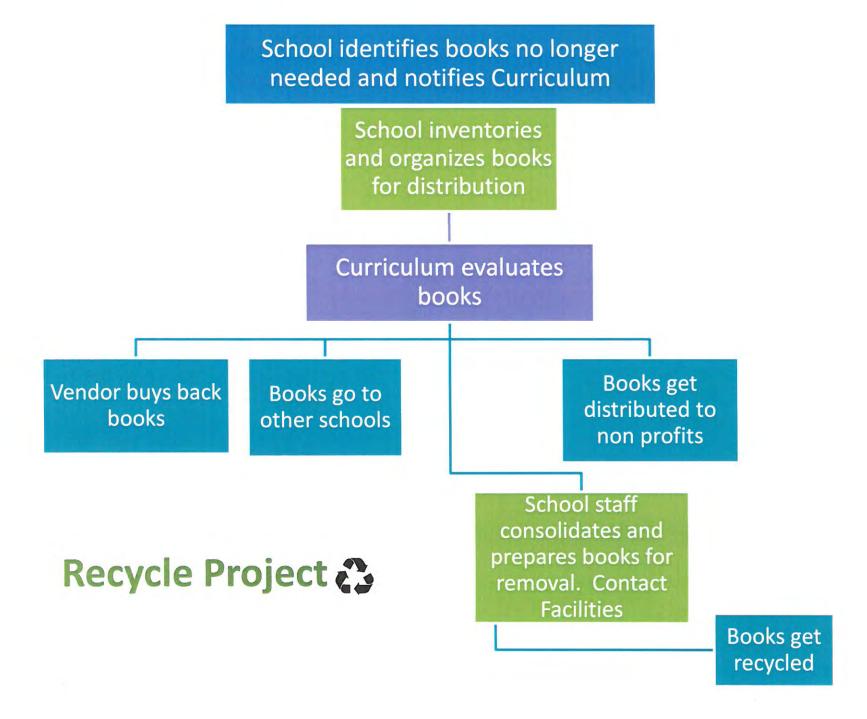
Title: Facilities		
Address: 2315 Iowa Avenue		
Phone: 513-363-0747	Cell Phone:	

The Curriculum Department shall review and evaluate instructional materials (textbooks, manuals, library books, support material, etc.). Facilities will coordinate recycling of books identified as obsolete by Curriculum. An inventory of equipment shall be maintained by Facilities.

3. Action Steps

Equipment and other property can be sold to the highest bidder, by donation to appropriate parties or by proper waste removal.

Document Title	Description	Last Reviewed
1.		
2.		
3.		
Additional Information	1	



Procedure Name Maintenance	
Procedure No. 7100, 7110, 7120, 7130, 7140	Eff. Date 8/24/2009
Implements Board Policy(ies) 7410	Last Reviewed: 12/1/2018

1. Background

Quality state of the art school buildings shall be provided and maintained.

2. Responsibilities

l Phone:
the state of the s
rs and improvements to all CPS

3. Action Steps

Repairs and replacement of buildings, infrastructure and equipment. Preventative maintenance programs industry best practices shall be implemented. Intensive summer cleaning programs shall be included at every school.

Ocument Title	Description	Last Reviewed
	Description	Lust Neviewed
. Custodial Maintenance rocedures		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
. Building Equipment		
corecard		
dditional Information		
Vork order system data is a	vailable online.	

Procedure Name Conservation of Natural and Material Reso	urce
Procedure No. 8020, 8030	Eff. Date 8/24/2009
Implements Board Policy(ies) 7460	Last Reviewed: 12/1/2018

1. Background

CPS Facilities shall be designed, constructed and operated to conserve energy and natural resources and to be as environmentally responsible as resources allow.

2. Responsibilities

Title: Facilities	
Address: 2315 Iowa Avenue	
Phone: 513-363-0747	Cell Phone:
Proper care of each school b	uilding within the Cincinnati Public School

Proper care of each school building within the Cincinnati Public School district to ensure optimal equipment performance. Ongoing evaluation of energy consumption, utility costs and industry best practice.

3. Action Steps

Monitor energy consumption daily. Analysis of equipment and efficiency. Design and installation of energy saving devices. Waste recycling programs.

Document Title	Description	Last Reviewed
1.		
2.		
3.		
Additional Information		
Jade Track energy consu in the Facilities Departn	umption data, retro-commissio nent.	ning data and recycling data is availa

1.5

Procedure Name Lending of District Equipment	
Procedure No.	Eff. Date 8/24/2009
Implements Board Policy(ies) 7530	Last Reviewed: 12/1/2018

1. Background

Lending equipment by written request of the user and approval granted by the Superintendent or designee.

2. Responsibilities

Title: Facilities	
Address: 2315 Iowa Avenue	
Phone: 513-363-0747 Cell Phone:	
	ach school building including custodial t, mechanical equipment and small engine Public Schools district.

3. Action Steps

Written request shall be received and/or approved by the school Principal and/or Facilities. Tracking log shall be completed and kept on file in the Facilities office. Evaluation of condition of equipment upon release and return.

Document Title	Description	Last Reviewed
1. Lent Equipment in development		2/2019
2. Superintendent's Administrative Guidelines		
3.		
Additional Information		
Additional Information		

Procedure Name Use of District Facilities and Property	
Procedure No. 7000 Property	Eff. Date 8/10/2015
Implements Board Policy(ies) 7510	Last Reviewed: 12/1/2018

1. Background

To support the community learning center model, use of the school building and ground for school sponsored curricular and co-curricular activities and community use.

2. Responsibilities

Title: Facilities	
Address: 2315 Iowa Avenue	- Colonial Colonia Co
Phone: 513-363-0747 Cell Phone:	
	lding and property within the Cincinnati Public
	30~ [10] 프랑이 교통 : 이렇게 보면 (10] 이 교육이 되었다. 그는 그릇에 보면 (10] (10] (10] (10] (10] (10] (10] (10]

3. Action Steps

Schedule of fees to incur as a result of using a district facility, unless waived by Director of Facilities or Principal, Insurance coverage of \$1 million per occurrence, names of employees, board members, volunteers, and CPS as additional insurers, use of equipment, financial liability and security and safety. Building rental application form completed and submitted approval by school Principal/or Facilities Director. Copies of application forms, proof of insurance and related documents shall be kept on file in the Facilities office.

Document Title	Description	Last Reviewed
1. Building Rental Form		7-30-30-30-30-30-30-30-30-30-30-30-30-30-
2. Proof of Insurance		
3.		
Additional Information		
		ning data and recycling data is availab
Jade Track energy consum	ption data, retro-commissio nt.	ming data and recycling data is availab
		ming data and recycling data is availab
Jade Track energy consum		ning data and recycling data is availab