



# Petersburg Medical Center

Facility Maintenance Report April 2024

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## Workforce Wellness

Our facility maintenance staffing has been doing well over the past 6 months. We have worked to accommodate PTO needs but nothing out of the ordinary. We plan to remain fully staffed for the summer and look forward to getting as much done as possible.

## Community Engagement

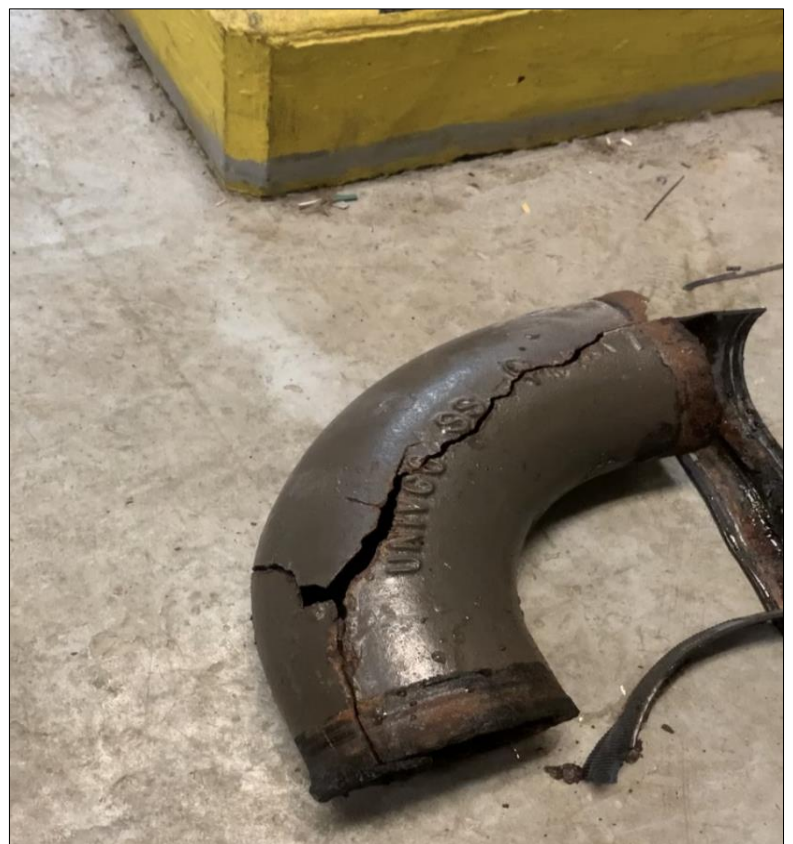
Spring is a busy time in the maintenance department. We have started our spring cleanup of the outside parking lots and will call on our partners at the borough to come and assist with gravel pick up and the use of their street sweeper. We will begin our annual PM agreements with fire system checks, fire panel checks and bi-annual maintenance and testing of our oxygen generation system. This is also the time to begin our filter changing of all the intake and air handling units of the facility. In addition, we have been working with Dawson at the new facility site. I meet weekly with the onsite Dawson superintendent to get information and help however we can.

## Patient Centered Care

Our main function in patient care is to ensure safety and comfort, which largely includes a clean and obstacle-free entrance and exit to the building for patients and visitors. We also begin our modulation of heating and cooling to adjust for outside air temps for both patients and staff. In addition to our current practices for ensuring our patients/residents are as comfortable as possible we have started a new program for internal audits of resident areas. This program is called Safety Culture, in this we can build our own templates to ensure that we can give patients the highest quality care we can provide.

## Facility

We continue to work through our aging systems by any means necessary. Many issues have arisen over time since our last report but nothing we didn't anticipate with an older building and aging systems. The latest and main concern is the decaying septic system piping. Most of the septic systems lines were built with cast piping which is notorious for having a largely varying usable age range. We are at the end of the usable life for our cast piping. I have been replacing small pieces of our septic lines as necessary. Our hope is to make it until the new facility is built without any major overhauls on the septic lines in our existing facility. In other news around the facility, we have been very busy cleaning up the mess that follows winter, installing new card access for our ER front doors, working on the aging hot water heater/boilers, many projects with the air handling units and much more. We have many projects in que for our department, and here are some highlights:



*A piece of a failed septic line.*

- Overhaul of the deck space that is currently outside the breakroom in the northwest side of the facility.
- Cleaning/re-staining the outside siding of LTC's solarium.
- Installing a new commercial grade high temperature washer for our laundry department.
- Installing an ice melting system for the gutters surrounding our facility.

### **Financial Wellness**

While facility maintenance does not create revenue it is our job to assist all other departments the best we can so that PMC can operate as efficiently as possible. It is always a balance between doing as much as possible for our organization while keeping our costs down when we can. I do not foresee any large expenses in our department but there is always a catch to that. With all our aging systems I would like to give warning that something can always come up unexpectedly but we do our best to catch things early so we have time to properly plan and prepare for large scale projects.

**Submitted by:** Wolf Brooks

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