



THE LAKE AND PENINSULA SCHOOL DISTRICT

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May 1, 2025

To: Lake and Peninsula School Board

From: Tim McDermott

Re: Maintenance Report

Generally as the end of the instructional year comes to a close working on the schools and housing begins. Activities include deep cleaning, painting, landscaping, and showcasing the pride and ownership that define our community schools. This spring these activities are, for a second year in a row, being postponed reducing efforts to being focused on as much of a disciplined closure as possible during this last week of operation utilizing existing classified staff.

Year-end checkouts and maintenance requests for schools, housing, and vehicles are being processed and planned. There is a satisfaction survey out to the occupants of our housing. The principals have been solicited for their ideas and lists of immediate needs and expectations. Working within the framework a list of potential projects is being formulated, discussed, and categorized into needs and wants regarding scope of work, cost, funding, and priorities. Supply orders are being delayed until the new fiscal year, leaving custodial supplies, furniture, and materials largely unordered. Summer use is being defined but has yet to gel.

The monthly Maintenance Safety and Compliance work log as follows:

- Communications with Tim
- Communications with Don at Deed
- Communications with LP Borough Manager and Project Manager
- Monthly maintenance meeting with Tim, Kasie, and Bill
- King Salmon office appraisal logistics and communication
- King Salmon office coordination for energy audit
- Oversaw fire/sprinkler inspections
- Collected materials, conducted inspections, and submitted packet for insurance rebates
- Attended quarterly Deed maintenance meeting
- Attended UC Berkley labs building automation system training
- Continuation of pursuit of AED grants/funding
- Continuation of LED emergency light replacements
- Summer site maintenance organization
- Manager Plus work order program contract changes
- Maintenance of energy figures
- Review of CIP planning materials from DEED

Itinerant maintenance is currently in the field at Port Heiden and Chignik Lagoon supporting the schools as the instructional year comes to a close and will continue throughout district during the month of May with the resources at hand taking assessment of project related work, executing work orders, and hopefully maintaining a communication link between the region and the School District.

A well trained custodial/maintenance person at every site is the single most critical component in the operational health/safety/maintenance of our facilities. We can't do this without people. This basic application of facilities management yields the most visible realized payback all the way down into the classroom. This is more critical today than ever and directly relates to these issues at hand. We are looking forward to continue working with stakeholder partners, both

internally and regionally, as we look for solutions to the challenges of facilities management in the current and changing environment.

The following attachments are intended to show the general state of the assets, examples of our internal communication, examples of renewal/replacement calculations, and some examples of the work order system.

From a principal:

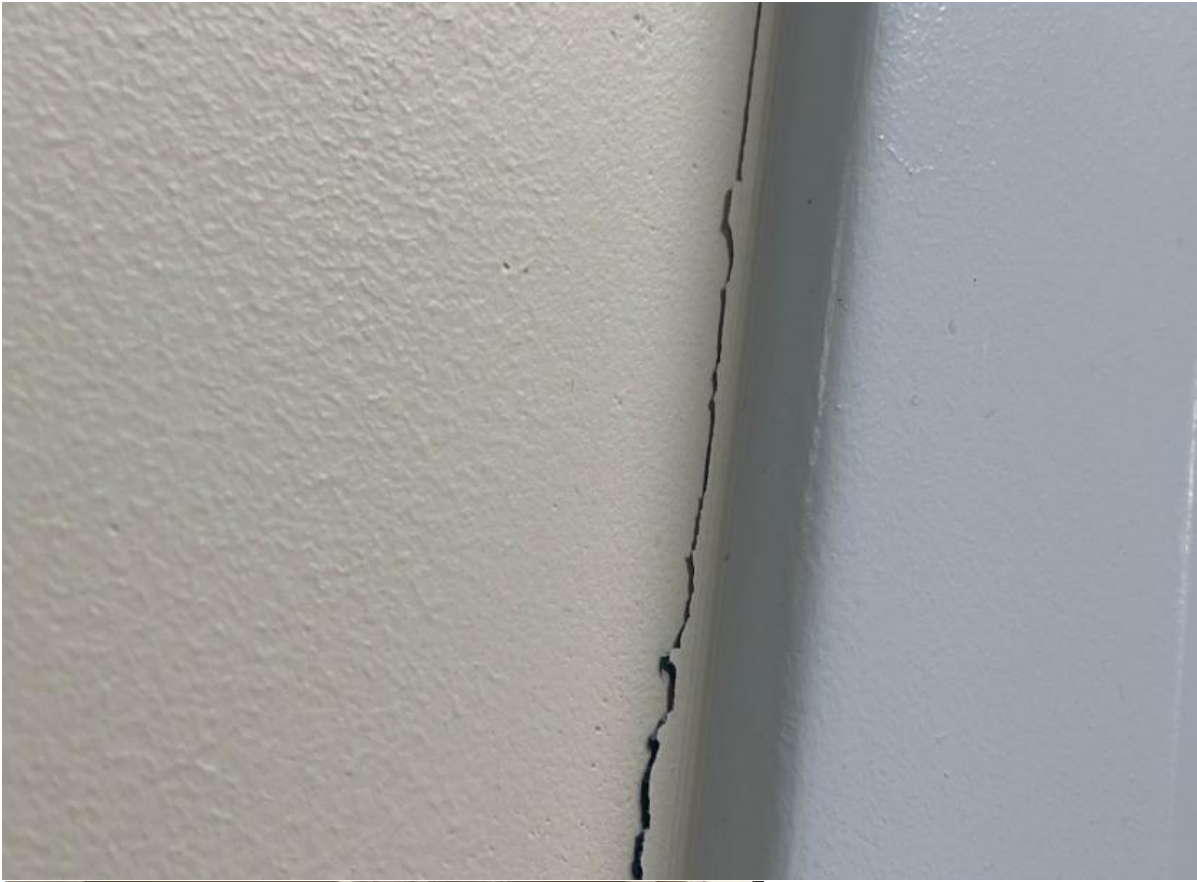
Tanalian priorities

1. Safe and effective incinerator (there is no landfill in PTA)
2. Sno-guards installed on the rest of the school roof (safety for people- preventing heavy roof snow from sliding and dropping onto children)
3. Finish teacher housing #1 remodel
4. Finish teacher housing #2 patch and paint
5. Clear the encroaching brush off septic system
6. Patch and paint selected damage inside school... replace some carpet squares

No staff will stay over summer, though they will be in/out in various weeks...
However, the housing needing work will be vacant all summer.







An example showing work orders from ManagerPlus:

Work Order	Work Type	Asset ID ▲	Schedule	Status	Purpose	Asset Description	Total Costs
6873	7 - OPERATIONS	PTA-DUPLEX -09		ACTIVE	PTA(1)	PTA DUPLEX # 21733	\$11,461.80
7181	7 - OPERATIONS	PTA-DUPLEX -09		ACTIVE	damage on Duplex roof	PTA DUPLEX # 21733	\$0.00
7299	7 - OPERATIONS	PTA-DUPLEX'14		ACTIVE	circ pump wiring	PTA-DUPLEX'14	\$0.00
7065	7 - OPERATIONS	PTA-HOUSING		ACTIVE	PTA(5)	PTA HOUSING #1102	\$779.40
7280	7 - OPERATIONS	PTA-HOUSING		ACTIVE	Domestic Water Heater Replace	PTA HOUSING #1102	\$6,223.66
7327	8 - PREVENTIVE	PTA-HOUSING		ACTIVE	faucet set, zone valves PTA(3)	PTA HOUSING #1102	\$141.16
7273	7 - OPERATIONS	PTA-RENO-FIRE PUMP		ACTIVE	circ pump 5B	Fire Sprinkler System-Pump, Mech Bldg.	\$2,216.50
6528	7 - OPERATIONS	PTA-SCHOOL-300110		ACTIVE	Light fixtures needing repair or replacement	Port Alsworth School	\$2,507.11
6687	7 - OPERATIONS	PTA-SCHOOL-300110		ACTIVE	Waste Management	Port Alsworth School	\$79,797.77
7178	7 - OPERATIONS	PTA-SCHOOL-300110		ACTIVE	Lockset repair/replace	Port Alsworth School	\$0.00
7186	7 - OPERATIONS	PTA-SCHOOL-300110		ACTIVE	Classroom maintenance	Port Alsworth School	\$0.00
7188	7 - OPERATIONS	PTA-SCHOOL-300110		ACTIVE	slab heaving at exit to gym, blocking door	Port Alsworth School	\$0.00
7259	7 - OPERATIONS	PTA-SCHOOL-300110		ACTIVE	FY25 Compliance Monitoring	Port Alsworth School	\$5,198.00
7274	7 - OPERATIONS	PTA-SCHOOL-300110		ACTIVE	Dom. hot water	Port Alsworth School	\$1,796.66
7312	7 - OPERATIONS	PTA-SCHOOL-300110		ACTIVE	LED High Bay out in Gym	Port Alsworth School	\$0.00
7322	7 - OPERATIONS	PTA-SCHOOL-300110		ACTIVE	dripping kitchen fauct	Port Alsworth School	\$14.99
7338	3 - SITE REQUEST	PTA-SCHOOL-300110		ACTIVE	Sno guards on roof	Port Alsworth School	\$0.00
7339	7 - OPERATIONS	PTA-SCHOOL-300110		ACTIVE	cut brush off of septic systems.	Port Alsworth School	\$0.00
7340	7 - OPERATIONS	PTA-SCHOOL-300110		ACTIVE	patch and paint in school	Port Alsworth School	\$0.00
7308	7 - OPERATIONS	PTA-SPRINKLERS/FIRE ALRM		ACTIVE	fire sprinkler system	PTA-SPRINKLERS/FIRE ALARMS	\$6,735.74

From a principal:

Perryville Priorities:

1. The front deck has one board that needs to be replaced.
2. The door knob on the outside entry door of the 3 bedroom house will not lock and it needs to be replaced.
3. Attention to the bottoms of outside doors on the school building needs to be given. They are getting flimsy from the rust rot.
4. The door that leads outside from the Gym tends to get stuck and doesn't close properly unless done in a very specific way.

Chignik Lagoon:

- 1 Toilet in girl's room needs fixed
2. Boardwalk boards coming up and are a trip hazard
3. Bathroom drain issue in both bathrooms
4. Leak in classroom 2
5. Windows in library leak gallons of water with heavy rain
6. Roof leaks

Chignik Lake

1. Window in common's area leaks
2. Floor needs replacing in the common's hallway area, it has started to bubble up and pieces have been removed.
3. Water Issues: it is dirty with particles of dirt. We are still using distillers
4. Low water pressure in teacher housing.
5. Need a new large sized freezer for the cafeteria: we are currently using student governments' freezer and the apartment freezer.

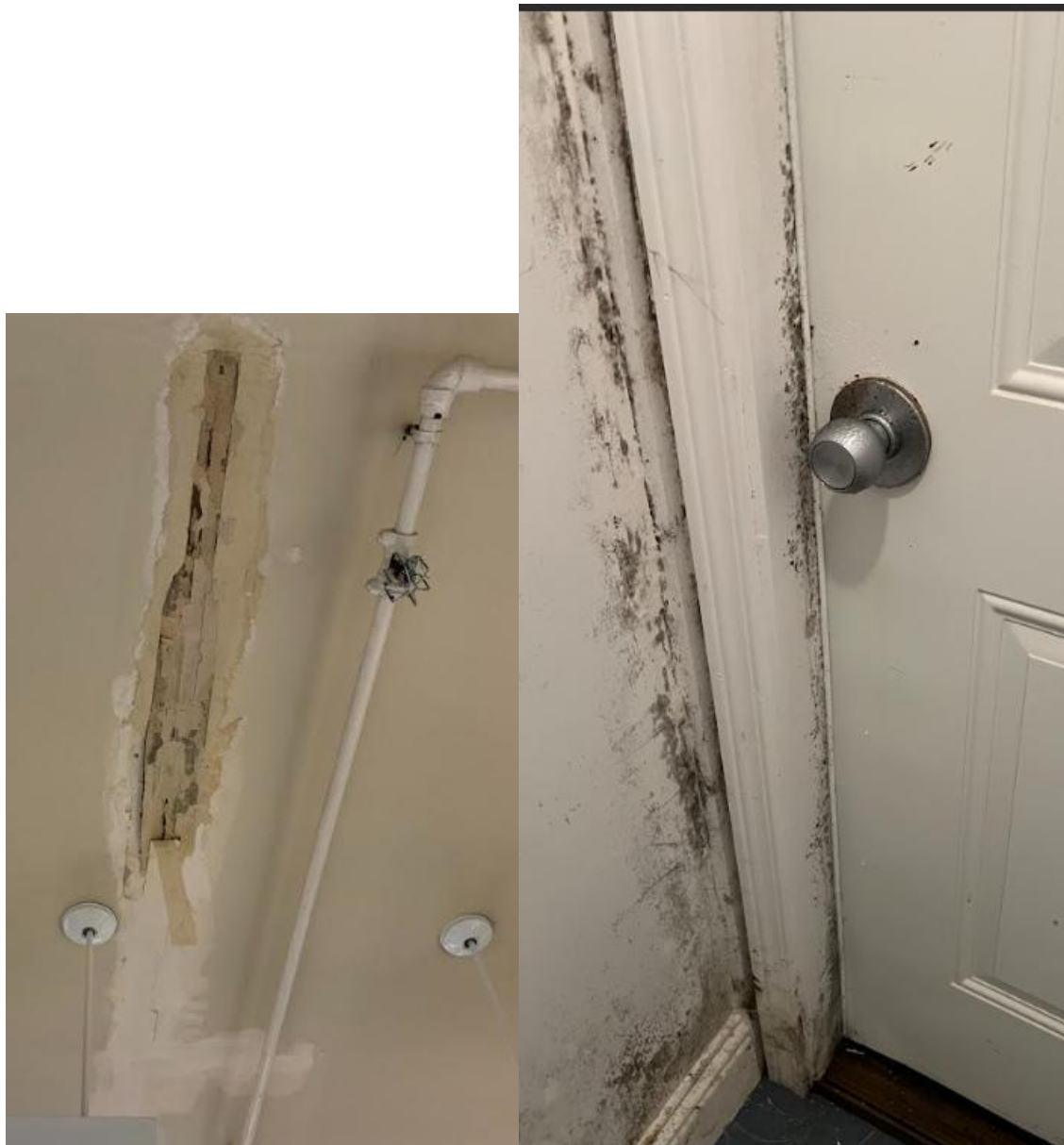
Again, photos to illustrate some of the requests:











An example of the work orders for one of the schools on ManagerPlus:

7336	7 - OPERATIONS	LAG-HOUSING (7/76)		ACTIVE	LAG(1) prep for new occupant	LAG HOUSING	\$0.00
7337	7 - OPERATIONS	LAG-HOUSING (7/76)		ACTIVE	LAG(3) repairs	LAG HOUSING	\$0.00
6198	3 - SITE REQUEST	LAG-SCHOOL-300020		ACTIVE	Hot water in showers and drain	LAG-SCHOOL-300020	\$0.00
6631	7 - OPERATIONS	LAG-SCHOOL-300020		ACTIVE	Non skid on boardwalk	LAG-SCHOOL-300020	\$240.66
7000	7 - OPERATIONS	LAG-SCHOOL-300020		ACTIVE	touch up and rehang school signage	LAG-SCHOOL-300020	\$391.48
7152	7 - OPERATIONS	LAG-SCHOOL-300020		ACTIVE	bathroom faucets	LAG-SCHOOL-300020	\$3,220.23
7304	7 - OPERATIONS	LAG-SCHOOL-300020		ACTIVE	emergency lights	LAG-SCHOOL-300020	\$86.60
7324	7 - OPERATIONS	LAG-SCHOOL-300020		ACTIVE	water damage at classroom ceiling	LAG-SCHOOL-300020	\$0.00
7332	7 - OPERATIONS	LAG-SCHOOL-300020		ACTIVE	zone valve replacement	LAG-SCHOOL-300020	\$259.63
7333	7 - OPERATIONS	LAG-SCHOOL-300020		ACTIVE	drain pipe replacement	LAG-SCHOOL-300020	\$333.72
7334	7 - OPERATIONS	LAG-SCHOOL-300020		ACTIVE	led lighting	LAG-SCHOOL-300020	\$0.00
7335	7 - OPERATIONS	LAG-SCHOOL-300020		ACTIVE	toilet in girls bathroom	LAG-SCHOOL-300020	\$0.00

An example of a renewal/replacement schedule:

Name and/or Number	Site Improvements				2026	2027	2028	2029	2030	2031			
EED # 30002001	Site Utilities												
Dist. # 30	Foundation/Substruct.	1988	12	2038									\$ 353,625
	Superstructure	1988	12	2038									\$ 470,235
Gross Square Footage 10,000	Exterior Wall System	1988	-13	2013	314						X		\$ 313,778
	Exterior Windows	2010	14	2040									\$ 82,973
	Exterior Doors	1988	-18	2008	17						X		\$ 16,549
Number of Stories 1	Roof Systems	1988	-18	2008	160						X		\$ 160,080
	Interior Partitions	1988	12	2038									\$ 181,643
	Interior Doors	1988	-8	2018	56						X		\$ 56,297
Building or Facility Use K-12 School (Chignik Lagoon)	Interior Floor Finishes	2008	-3	2023	188						X		\$ 188,025
	Interior Wall Finishes	1988	-13	2013	72						X		\$ 71,545
	Interior Ceiling Finishes	1988	-13	2013	120						X		\$ 120,168
Replacement Value \$3,450,000	Specialties	1988	2	2028		92							\$ 91,877
	Conveying Systems	1988	2	2028		0							\$ -
	Plumbing piping	1988	-8	2018	121						X		\$ 120,750
	Plumbing Fixtures	1988	-8	2018	59						X		\$ 59,168
NOTES Chignik Lagoon School Boiler is accounted for on a separate schedule, as it is housed in generator buildings.	Fire Protect./Suppres.	2002	6	2032						88			\$ 88,493
	HVAC Distribution	2008	22	2048									\$ 174,225
	HVAC Equipment	2008	12	2038									\$ 394,335
	HVAC Controls	2008	2	2028		74							\$ 74,175
	Electrical Serv./Gen.	1988	2	2028		70							\$ 70,208
	Electrical Distribution	1988	12	2038									\$ 84,353
	Electrical Lighting	1988	-13	2013	193						X		\$ 192,855
	Special Electrical	1988	-23	2003	85						X		\$ 84,698
Facility Cost Index 0.401133768	Equip and Furnishings												
	Totals				1,384	236	-	-	-	88	\$ 1,708,663	Six Year Total	

Photos from around the District again showing the general functional condition of some of the assets:







Another example of a renewal/replacement schedule:

1	CIP FY 2026	Building System Appraisal (List taken from Appendix A of EED Preventive Maintenance Handbook)			Current Dollar Value of Systems/Components that require Renewal or Replacement during Year (in thousands of dollars)						Deferred Project	Attach Survey if in	Total Costs by System (in dollars)	
2	Facility or Building	System	Year Installed	Remaining Life	work	Year 1	Year 2	Year 3	Year 4	Year 5				Year 6
3	Name and/or Number	Site Improvements				2026	2027	2028	2029	2030	2031			
4	EED # 30014001	Site Utilities												
5	Dist. # 30	Foundation/Substruct.	1980	4	2030				215					\$ 215,085
6		Superstructure	1980	4	2030				617					\$ 616,603
7	Gross Square Footage 9,184	Exterior Wall System	2008	7	2033									\$ 278,718
8		Exterior Windows	2008	12	2038									\$ 96,309
9		Exterior Doors	1980	-26	2000	16						X		\$ 16,414
10	Number of Stories 2	Roof Systems	2008	2	2028		189							\$ 189,409
11		Interior Partitions	1980	4	2030				196					\$ 196,479
12		Interior Doors	1980	-16	2010	64						X		\$ 64,185
13	Building or Facility Use K-12 School/Kitchen/Diner (Port Heiden)	Interior Floor Finishes	2007	-4	2022	209						X		\$ 208,855
14		Interior Wall Finishes	1980	-21	2005	81						X		\$ 80,750
15		Interior Ceiling Finishes	1980	-21	2005	120						X		\$ 120,009
16	Replacement Value \$3,721,200	Specialties	1980	-6	2020	110						X		\$ 109,567
17		Conveying Systems	1980	-6	2020	14						X		\$ 14,141
18		Plumbing piping	1980	-16	2010	136						X		\$ 135,638
19	NOTES	Plumbing Fixtures	1980	-16	2010	57						X		\$ 57,306
20	Port Heiden/Meshik	Fire Protect./Suppres.	2002	6	2032						102			\$ 101,775
21		HVAC Distribution	2009	23	2049									\$ 195,363
22		HVAC Equipment	2009	13	2039									\$ 400,029
23		HVAC Controls	2014	8	2034									\$ 92,844
24		Electrical Serv./Gen	1980	-6	2020	100						X		\$ 99,610
25		Electrical Distribution	1980	4	2030				103					\$ 102,705
26		Electrical Lighting	1980	-21	2005	225						X		\$ 225,133
27		Special Electrical	1980	-31	1995	104						X		\$ 104,194
28	Facility Cost Index 0.3320974199	Equip and Furnishings												
29		Totals				1,236	189	-	1,131	-	102	\$ 2,657,857	Six Year Total	

