



Three Rivers School District

Maintenance Department
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Board of Directors
Dan Huber-Kantola
Three Rivers School District

In the month of November our Maintenance Department received 164 work requests (129 Correctives, 5 Preventative, 2 Inspection, 5 Minor, and 23 Other) completing 130, equaling an 81% completion rate.

Maintenance Work Requests North Valley / Illinois Valley Areas

- 01 Relocated five ceiling mounted projectors for IVHS
- 02 Installed ten Smart Boards for Evergreen
- 03 Installed twelve Smart Boards for Lorna Byrne
- 04 Replaced two defective smoke detectors and damper motors for Lorna Byrne
- 05 Rebuilt and plumbed heating system for the outside restrooms at Evergreen
- 06 Installed LED battery backup exit signs in the speech therapist and production rooms at Fort Vannoy
- 07 Lowered eight pull stations at Ft. Vannoy
- 08 Installed housing boxes, electrical conduit, and pulled wire for six new pull stations at Ft. Vannoy
- 09 Replaced outside parking lot light contactors at North Valley and Manzanita
- 10 Installed four security cameras along with headend for Merlin Alt. Ctr.
- 11 Removed exercise equipment from the front lawn at North Valley
- 12 Filled numerous key requests at all schools
- 13 Repaired lock sets at Manzanita, North Valley, Illinois Valley, and Evergreen
- 14 Removed, rebuilt, and installed valve lever for the kitchen steamer at Fleming
- 15 Replaced a 120 lb pressure relief valve on the Manzanita kitchen steamer
- 16 Replaced light ballasts as requested at all schools
- 17 Repaired numerous flushers and sloan valves on toilets
- 18 Rebuilt many sink faucets
- 19 Re-graded areas around culverts to improve drainage at the North Valley softball field, baseball field, and the wastewater treatment plant
20. Removed three trees, including stumps for Fleming

Grounds North Valley / Illinois Valley Areas

- 01 Completed winterization of irrigation systems at all schools
- 02 Assisted custodians cleaning gutters and downspouts at all schools
- 03 Hauled three trees from Fleming to North Valley to burn
- 04 Removed downed leaves from parking areas at Manzanita, Evergreen, Lorna Byrne, and Fleming
- 05 Aerated, fertilized, and over seeded all athletic fields

HVAC North Valley / Illinois Valley Areas

- 01 Replaced the condensing unit and compressor to the walk-in cooler at Fleming
- 02 Installed filter and piping for the backflush system at Fleming
- 03 Completed air balancing for three classrooms at Manzanita
- 04 Installed a new domestic hot water circulating pump at Ft. Vannoy
- 05 Re-programmed boilers for outside air demand to increase heating efficiency
- 06 Replaced the hot water recirculating pump and repacked the bearing assembly for the wrestling room HVAC unit at North Valley
- 07 Installed a new reversing valve on the heat pump at Merlin Alt. Ctr.
- 08 Performed daily operational checks and monitored classroom temperatures for all schools

Fruitdale- Fire Alarm

Jim Bunge and Don Hartley, from Action Industrial, arrived at 9:00 a.m. on November 22nd to install the parts that we received from Global Fire Control Inc. Don noticed that the parts were not an exact match to the current panel and that there was nothing to down-load the program from. Don called Jeff Oppenheimer (President and CEO of Global Fire Control) to ask a few questions about the parts, and that we did not receive the program down-load. Don found out that the program can be down-loaded from the Global Fire Control website, but we will also need a mini USB cable and a mounting bracket for the system's dialer. Both the cable and mounting bracket were ordered, and arrived on Monday, November 28th from Global Fire Control.

Without the dialer mounting bracket, Don felt it best that we not change that out at this time. He felt that the card could be damaged if just left to hang in the panel. Without it, the system cannot communicate with the monitoring station that notifies the fire department when the system is activated. We have elected to wait for the other 2 items to arrive and re-schedule to replace the parts during the upcoming winter break. Danny and Jim talked and it was okayed to wait until then.

After looking at the system Don Hartley is unsure that just replacing the panel components, remote annunciator and the dialer card will completely solve the issues we have been having. He is concerned that there may be an issue with the NAC circuits.

Don then decided to do some trouble shooting of the system while he was there. After three hours of troubleshooting, and doing some tests, he was able to reconnect all the NAC circuits and run a system test. Numerous pull stations throughout the school were activated and the system went into an alarm. After each test the system was able to reset. One component he did find that needs replacing is a synchronizing device, which has been ordered.

Currently the system is working with all alarm horns and strobes working throughout the building. He asked that we write down any error messages or false alarms that occur. He will be down loading the new program from the website and we plan on continuing with the replacement over the winter break, unless otherwise directed.

Jim Bunge was present on November 29th for the school monthly fire drill. The pull station in room 14 was activated and the system sounded throughout the building, all alarm horns and strobes appeared to be working and were in sync.

Biomass Boiler

On November 29th Illinois Valley H.S Biomass boiler shut down on flame failure. While attempting to re-fire the boiler it was discovered that the flex feed auger (pulls wood pellets from the silo to the boiler) would not rotate. Our HVAC tech Gene Pavlich along with phone tech support from Solagen, trouble shot the system. Upon removing the flex auger motor and the inspection covers, a piece of plastic bag was discovered jamming the auger. It was removed, the auger tested, and the boiler placed in operation. The silo was inspected for any further signs of foreign debris. None were found.

The morning of November 30th Jim Bunge placed a call and left a message with our pellet supplier Bear Mountain Forest products. Before they could return his call, the boiler again went into flame failure. Again it was due to a flex feed auger failure. After inspecting the auger, another piece of plastic was found. This time much bigger and with the name of the company and product printed on the bag. It was from Bear Mountain Forest product and is a bag used for the animal bedding product. Jim called Bear Mountain and they had the owner Robert Sourek call us. He informed Jim that the plant was inspected and the possible cause of the bag was due to a screen not properly secured over one of their silos. He has instructed his drivers to place a similar screen over our silo's when filling.

Energy

Last month's energy report by our Resource Conservation Manager Jim Bunge discussed how Lincoln Savage has helped save energy by removing unnecessary appliances. We can put this savings into kilowatts and dollars. On the Energy Trust of Oregon's web site and using the typical power use of appliances chart, you can find what saving you gain by eliminating or up-grading appliances.

Just as an example, the typical refrigerator uses on average per month of 92 kWh. Over a 12 month period, that is 1104 kWh. Currently the average cost per kWh in Oregon is .07 cents. So, one average refrigerator costs approx. \$ 77.28 per year to operate. That's based on the average refrigerator. For example a 1986-era 18 c.f. fridge uses 1800 kWh a year, while a modern energy-efficient model uses only 650 kWh -- a whopping 75% reduction. At .07¢ kWh, trading in a pre-1986 fridge for a new efficient one would save about \$83 a year in electricity costs, and some older fridges are even worse than the average.

Based on the number of appliances that Lincoln Savage eliminated and using the chart on the Energy Trust of Oregon website, along with the average kWh used for each appliance (18 refrigerators, 10 microwave's ,and 11 coffee pots) Jim estimates that Lincoln Savage is saving approx. \$2325.40 per year.

During the Thanksgiving holiday week all DDC systems were placed in un-occupied mode in order to conserve energy. During Jim's security checks of the buildings during this time, he noticed numerous office equipment (computers, printers, copy machines) were left on. Jim encourages the staff to power down these items whenever possible, such as weekends, holidays and over night when not needed. Most of these items do have a sleep mode but also pull what is called a "Phantom Load". For more info you can visit www.energytrust.org and see a list of items that fall into that category and the energy they use.

Maintenance Work Requests Hidden Valley Area

1. Installed irrigation on the Hidden Valley baseball infield
2. Extended the height of a partition in the special education room @ Madrona for a new student's arrival
3. Installed plates on special education rifton chair to prevent student from tipping it over.
4. Raised thresholds on both Lincoln Savage penthouses.
5. Installed 3 no parking fire lane signs at Hidden Valley
6. Replaced batteries in Williams fire alarm panel
7. Fixed loose electrical outlets at Williams
8. Repaired kitchen proof box at JP
9. Repaired kitchen proof box at HVHS
10. Repaired door closures at HVHS
11. Installed new door with window on Principal's office at Williams
12. Made 15 new keys for Lincoln Savage lockers
13. Repaired drinking fountain at the D.O.
14. Repaired steamer in Lincoln Savage's kitchen
15. Repaired Panic hardware on door at Williams
16. Installed metal strip in door transition at HVHS kitchen to correct trip hazard
17. Installed locking device on HVHS softball concession stand
18. Manufactured shelf and installed at HVHS wrestling room
19. Made 60 individual student white boards for Fruitdale
20. Repaired small hot water heating unit in Lincoln Savage's kitchen
21. Disconnected the power to the kitchen large mixers for removal at: Madrona, Hidden Valley and Applegate
22. Replaced numerous light bulb ballasts.
23. Unplugged numerous toilets sinks and urinals.

Grounds Hidden Valley Area

1. Picked up leaves at Lincoln Savage and the District office
2. Removed the remaining asbestos tile from the old homes at Hidden Valley H.S
3. Trimmed trees at the District Office and Lincoln Savage
4. Removed old chairs and tables from HVHS
5. Removed old desks, chairs, and other debris from HVHS old alternative center in preparation for demo
6. Did routine ground maintenance

HVAC Hidden Valley Area

1. Replaced Williams boiler blower fan
2. Removed jam from IVHS biomass boiler
3. Heating unit in gym did not start @ Applegate
4. Circulating pump was making noise at Hidden Valley H.S.
5. Replaced broken belt on shop classroom unit @ Lincoln Savage
6. Replaced leaking boiler valve on unit in small gym @ HVHS
7. Freezer was leaking on floor at HVHS. Repaired wiring for defrost heaters
8. JP's small boiler failed to fire, adjusted igniter
9. No heat in DO's business wing, heat pump trip
10. Responded to numerous heat related issues, too hot, too cool and no heat. No major repairs needed.

Vehicle Maintenance Report

- 01 Performed preventative maintenance on the vehicles #9, #66, #4, #20, #51, and #25
- 02 Repaired the swing door on bus #99
- 03 Replaced front brakes on bus #97
- 04 Repaired tail light on bus #96
- 05 Repaired tail light on vehicle #24
- 06 Replaced wiper blades on vehicle #11
- 07 Installed studded tires and repaired upholstery for vehicle #66
- 08 Removed and completed tear down of engine for repair on Madrona's riding lawn mower
- 09 Coordinated silent auction for surplus maintenance/custodial items
- 10 Initiated the replacement of a stolen custodial cell phone
- 11 Facilitated the replacement of the clutch in SpEd teachers District vehicle during Thanksgiving/Furlough break

Jim and I have been working with the head custodians planning for cleaning project work over the holiday break. We have been receiving the monthly supply requests and will be breaking these supplies out for delivery prior to the break. Our custodial teams will be completing fluorescent light replacement, deep cleaning of carpets, hard floor refinishing, desk and chair maintenance, air filter replacements, and deep cleaning of classrooms and office spaces.

This concludes our maintenance report for the month of November 2011. If you have any questions or need further information please e-mail or phone.

Respectfully Submitted
Dave A. Bracken
Director of Environmental Services