

P.O. Box 1330
675 Second Street
Cordova, AK 99574



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www.cordovasd.org

CHRIS MORENO
Director of Maintenance
July 12, 2026

2026-2027 GOALS FOR THE MAINTENANCE DEPARTMENT

- ☐ Encourage and foster a team oriented culture amongst maintenance/custodial staff at both schools by holding regular monthly team meetings and prioritizing checking in with each employee regularly to hear concerns, give direction, and instill a sense of comradery.
- ☐ Effectively track costs associated with maintenance activities such as labor time as it pertains to preventive and corrective maintenance, custodial supply usage, and parts and repair costs for work orders.
- ☐ Maintain a value of 90% or better for percentage of work orders completed on time. Meaning the work order was completed on or before the assigned expected completion date.

CURRENT PROJECTS/CONSIDERATIONS

- The water and sewer department completed repairing the sewer line to the CTE wing of CHS on 8/4. A large length of pipe needed to be removed and re graded to provide adequate consistent slope for proper draining.
- The demolition of the modular building behind the high school has been delayed due to commercial building disposal regulations.
- The state elevator inspector inspected all elevators in the schools and certified them.
- CHS notable summer maintenance and projects:
 - Gym floor re finished
 - All tile floors freshly waxed
 - Multi purpose room and CTE basement brick were painted
 - New wolverine sign was installed on the front of the school
 - electrical outlets were installed in the multipurpose room and also in the hallway across from the front office.
- Mt. Eccles notable maintenance and projects:
 - All carpets shampooed
 - cafeteria floor scheduled for fresh wax 8/10
 - room divider and white board procured to create additional educational space in the form of a small group room within the large special education classroom.
 - The fire alarm panel was replaced with current serviceable technology

UPCOMING PROJECTS/CONSIDERATIONS

- Continue working on gaining approval to demo the modular building behind chs..

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MONTHLY DATA

District Totals

	Preventative Maintenance Work Orders Completed	Non Preventative Maintenance Work Orders Completed	Labor Hours to Complete WO's	Cost
JUL	84	16	146	\$4699.86
AUG				
SEPT				
OCT				
NOV				
DEC				
JAN				
FEB				
MAR				
APR				
MAY				
JUNE				

				Grand Total						
Source Site	Origin	Work Type	WO Status	Count	Labor Hrs	Total Hrs	Labor Cost	Part Cost	Non-inv \$	Grand Total
Mt. Ecdes Elementary School	PM	Preventive Maintenance	Completed	23	98.17	98.17	1891.63	176.77	14.92	2083.32
		Inspections	Completed	25	11.60	11.60	221.12	0.00	0.00	221.12
	PM			48	109.77	109.77	2112.75	176.77	14.92	2304.43
	Non-PM	Facility Request	Completed	1	0.50	0.50	17.36	0.00	0.00	17.36
		Reactive Maintenance	Completed	4	5.42	5.42	154.98	898.17	6.99	1060.14
			Completed	7	2.63	2.63	55.23	0.00	9.99	65.22
	Non-PM			12	8.55	8.55	227.57	898.17	16.98	1142.72
Mt. Ecdes Elementary School Total				60	118.32	118.32	2340.32	1074.93	31.90	3447.15
Cordova JR/SR High School	PM	Preventive Maintenance	Completed	13	9.55	9.55	213.15	0.00	0.00	213.15
		Inspections	Completed	23	9.25	9.25	246.05	0.00	0.00	246.05
	PM			36	18.80	18.80	459.20	0.00	0.00	459.20
	Non-PM		Completed	1	0.25	0.25	5.25	0.00	0.00	5.25
		Reactive Maintenance	Completed	1	4.00	4.00	138.88	0.00	0.00	138.88
		Teacher/Classroom Request	Completed	1	0.50	0.50	10.50	0.00	0.00	10.50
		Facility Request	Completed	1	4.00	4.00	138.88	0.00	500.00	638.88
	Non-PM			4	8.75	8.75	293.51	0.00	500.00	793.51
Cordova JR/SR High School Total				40	27.55	27.55	752.71	0.00	500.00	1252.71
Grand Total				100	145.87	145.87	3093.03	1074.93	531.90	4699.86