

FACILITIES PRIORITY REPORT

April 2024

Planned Maintenance		Planned Capital Projects		Planned Summer Inspections	
✓	Coat Seams on Metal Portion of Roof (Clarkes)	✓	Replace Siding on West End Gym (Mulino)	✓	District Wide Fire Alarm Inspections
✓	Replace All Belts, Flywheels and Sheaves on Air Handling Units (MES)	✓	New Dishwasher (MES)	✓	Fire Door Drop Test
✓	Clean Lift Station (MHS)	✓	New Dishwasher (Rural Dell)	✓	District Wide Backflow Inspections
✓	Replace electrical panel at the Baseball Field	✓	New Oven (Rural Dell)	✓	District Wide HVAC Inspections
		✓	Replace heating AC unit in main office at Rural Dell and Clarkes	✓	Elevator Inspection (MHS)

Vocab

VSD = Variable Speed Drive

AHU = Air Handler Unit

RTU = Roof Top Unit

High School

- Re-Roofed Wrestling Gym
- Greased bearings on RTU 9
- Reset variable speed drive on auditorium unit (tripped)
- Replaced 220V outlet in metal shop
- Installed pressure regulators for CNC Machine (metal shop)
- Installed pressure regulators on 4 air hoses (wood shop)
- Exercised heating valves in rooms

Middle School

- Repaired steam leak above library
- Tested all steam traps in all attics
- Blew down boilers
- Repaired lockset on rooms 17,21,22

MES

- Installed new piece of playground equipment
- Reset loose toilet om staff restroom
- Unclogged urinal in boys restroom in K-1 Pod
- Installed new faucets

Rural Dell

- Replaced batteries on fire alarm panel
- Installed new locksets on Admin. and Health room doors
- Replaced water filter in South Building

Clarkes

- Installed new security keypad in vestibule
- Performed water testing throughout school
- Re-graded parking lot
- Re-striped ADA parking space

Heckard Field

- Reattached toilet partions in mens restroom (vandalism)
- Sprayed grounds for weed control
- Unclogged toilet in girls restroom

Land Lab

- Replaced broken fan belt in greenhouse A

Mulino Elementary

- Replaced siding on East side of modulars

Mulino Siding

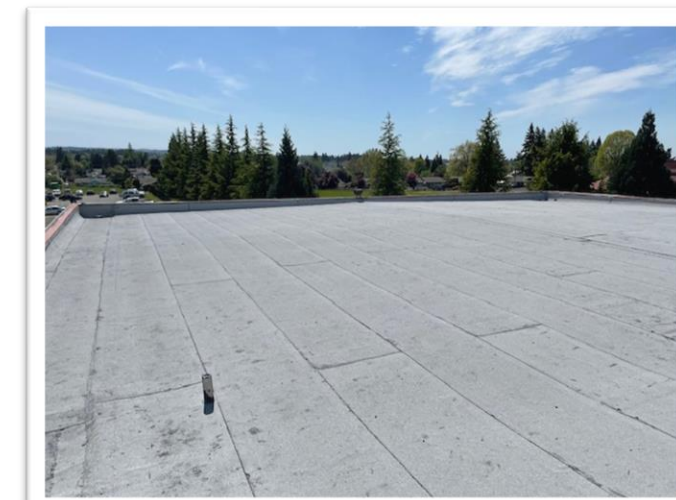
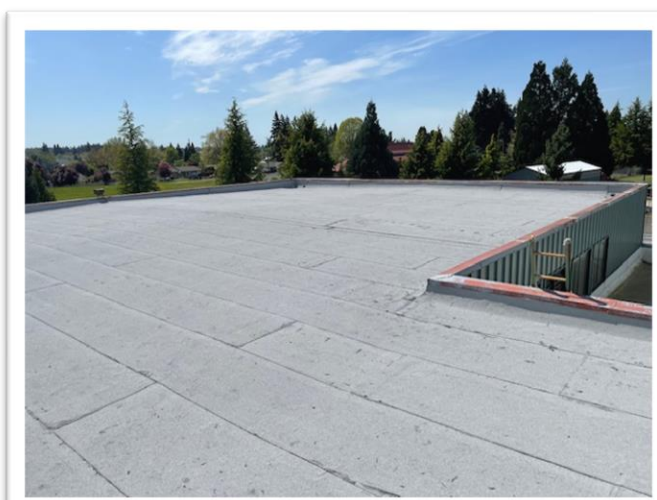


MHS Wrestling Re-Roof

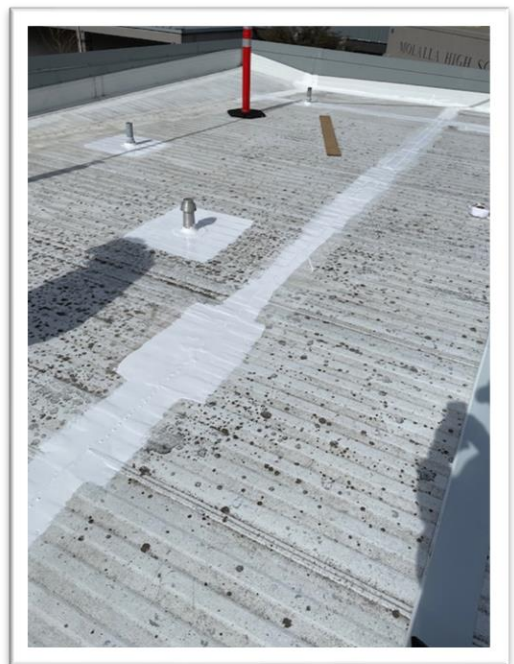
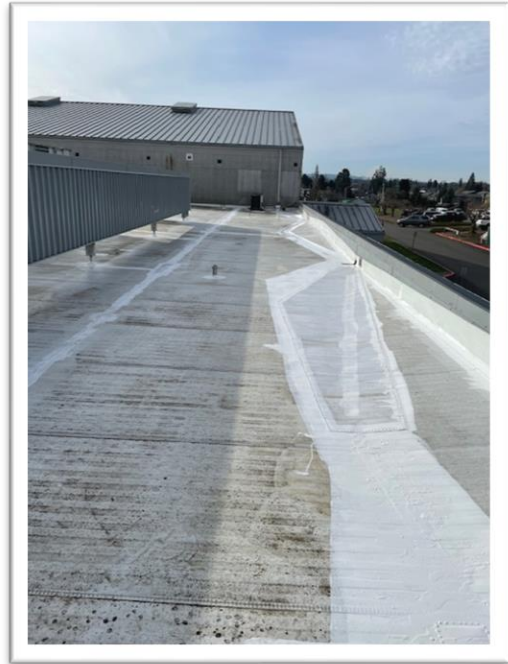
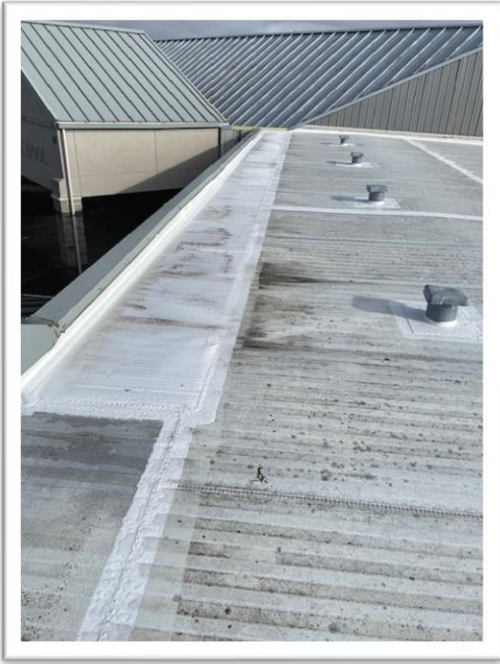




Complete



MHS Roof Seam Seal



Deteriorating Metal Roof at MHS and MRMS





Photo Report

Client: Molalla SD

Report Date: 04/08/2024

Facility: Wrestling Room

Title: Photo Report

Roof Section: Low Slope

Weather: 53* F, Cloudy Objective: view installed coverboard; view installation of mechanical fasteners to coverboard; view drain dumps; ensure SOW is being executed.



Photo 1

Field overview: metal plates and mechanical fasteners being utilized to adhere coverboard to existing roof in accordance with wind up-lift calculations.



Photo 2

Coverboard being installed with mechanical fasteners in accordance with application guidelines and wind up-lift calculations. Subsequent photos attached below.



Photo 3 Continued.



Photo 4

Materials are being staged in a neat and orderly fashion to maintain job-site cleanliness. Subsequent photo attached below.



Photo 5

Continued.
Base sheets rolled out, allowing any wrinkles to relax prior to installation.



Photo 6

Existing base flashings to be removed prior to installation of new base flashings.



Photo 7

Coping cap has been removed and will be reinstalled upon completion.



Photo 8

Safety railing has been installed around perimeter in accordance with safety practices and expectations coordinated at the pre-construction meeting.



Photo 9

Overview of drain sump with installed coverboard, prior to installation of base sheet.

Subsequent photo attached below.



Photo 10 Continued.



Photo Report

Client: Molalla SD

Report Date: 04/09/2024

Facility: Wrestling Room

Title: Photo Report

Roof Section: Low Slope

Weather: 52* F, Mostly Cloudy Objective: view installed base sheet; view materials being loaded to roof; view installation of cap sheet; view installed drain leads.



Photo 1

Field overview: base sheet fully installed; awaiting cap sheet installation.



Photo 2

Materials loaded to the roof utilizing reach fork and by hand in accordance with the instructions and expectations coordinated at the pre-construction meeting.



Photo 3

Cap sheet rolled out, allowing any wrinkles to relax prior to installation.



Photo 4

Pipe penetration flashed with primed lead flashing prior to the application of the multi-ply reinforcement detail per Garland standard.

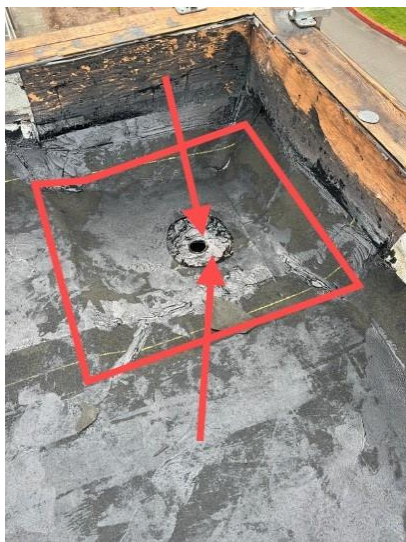


Photo 5

Drain with primed lead pan installed in accordance with Garland details and application guidelines.



Photo 6

StressPly Plus FR Mineral being installed with 3/8" notched squeegee utilizing Greenlock Plus membrane adhesive at 2-2.5 gal./100 sq. ft. (0.82- 1.02 L/m²) as listed in the specification and application guidelines. Subsequent photo attached below.



Photo 7 Continued.

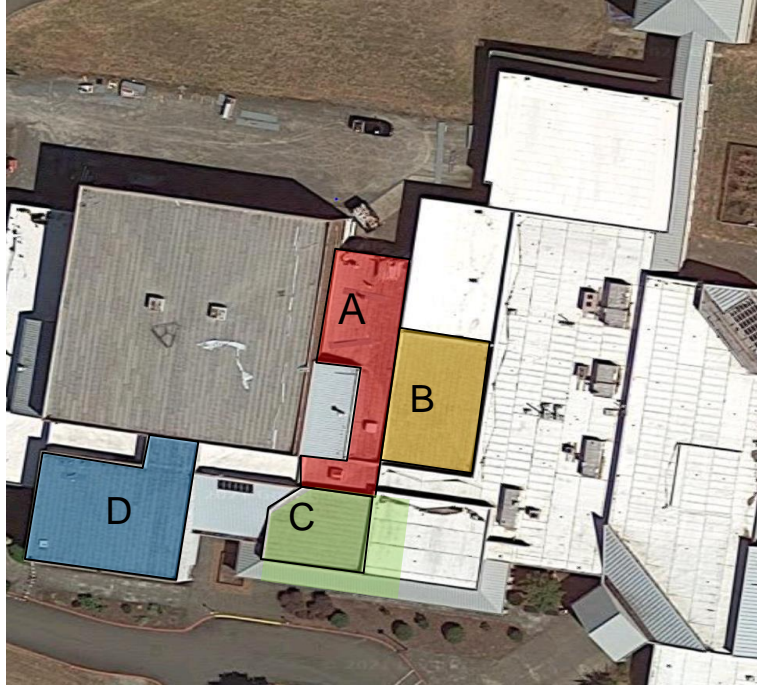


Photo 8

Weighted roller utilized to ensure proper adhesion is achieved.

Site

Molalla HS



Molalla SD

Site Map

Roof Replacement Budget



Budget 2024	
A	\$110,000
B	\$70,000
C	\$50,000
D	\$350,000



Molalla SD