



# **Three Rivers School District**

Maintenance Department  
126 Ringuette St, Grants Pass Oregon 97527  
(541) 476-6304  
Fax (541) 471-2455  
[dave.bracken@threerivers.k12.or.us](mailto:dave.bracken@threerivers.k12.or.us)

November 2, 2011

Board of Directors  
Dan Huber-Kantola  
Three Rivers School District

Our maintenance department received 207 work requests for the month of October. The Hidden Valley and Illinois Valley/North Valley maintenance teams completed 184 within 30 days of receiving the work order resulting in an 89% completion rate.

As we transition from fall to winter we have been focusing on preparing our buildings for the upcoming winter. This includes checking control parameters and run times for the heating systems, along with physically checking the components making sure that what the computer is telling us, is actually taking place. We have been working with the custodians inspecting roof and storm drains, cleaning gutters and down spouts. Our grounds department has been shutting down irrigation systems, draining the distribution lines, and repairing insulation covering exposed components. Our wastewater treatment facilities go through an extensive winterization process which requires inspection and repair if needed for pipe insulation/heat tape systems, clearing and cleaning of outfalls to receiving streams, shutting down the land application systems, removing temporary pumps, insulating outside de-chlorination lines, and inspecting and weather proofing electrical connections. Thanks go out to our maintenance technicians and custodians who took an active part in preparing our schools for the winter months ahead.

We were visited by Battalion Chief Kamron Ismaili from the Illinois Valley Fire District. Mr. Ismaili conducted fire and safety inspections for our three schools in Cave Junction. We found three non-compliance items at Evergreen, four non-compliance items at Illinois Valley HS, and no compliance items at Lorna Byrne. All items noted on the inspection reports have been addressed. Ric Ross, Stan Warren, Jeff Sage, John Johann, and Ryan Brunner did an outstanding job addressing the non-compliant items noted on the reports.

## **Fruitdale- Fire Alarm**

The parts needed to repair the system have been ordered. Action Industrial is scheduled to install them the week of November 21<sup>st</sup>.

## **Hidden Valley Well Controls**

Twice within the last six months we have had issues with the float controls on the 3 wells at Hidden Valley H.S. The system that controls the wells start and stop feature failed due to wire issues. Along with Pro Electric we were able to find two good remaining wires which will allow the system to work as designed. In the future if one of those two wires fails the district will have to decide to either pull new control wires or convert to a wireless control system.

## Energy

The final numbers for last year's district wide electrical usage have been entered and the district's usage dropped by 5.3% or 367,152 kWh's. Since we started challenging the "status quo" on electrical usage back in 2007, the District has dropped its energy usage by 22.6% or 1,916,699 kWh's. That's a great start, but there is so much more that we can do as a District to continue to challenge the "status quo". One of the items that needs to be looked at, is the number of appliances that are being used. As of last count, (July 2011), there are 75 refrigerators, 32 coffee pots, 90 microwaves, 57 personal fans, 29 personal space heaters, & 25 personal lamps though-out the District.

There is one school that has already taken the initiative and removed un-necessary appliances. Lincoln Savage Middle School had 22 refrigerators, 12 microwaves and 13 coffee pots. Thanks to the staff they now have only 4 refrigerators, 2 microwaves and 2 coffee pots. I would like to thank their head custodian, David Bellenbaum, for spear-heading the effort to save energy at Lincoln Savage.

Listed below are the %'s saved by each school for FY 2011.

Madrona	22.2%	Tech Building	10.9%	Fruitdale	1.8%
Jerome Prairie	18.5%	Fleming	10.1%		
Lincoln Savage	15.1%	Fort Vannoy	9.1%		
HVHS	14.2%	IVHS	7.8%		
Applegate	12.5%	Maintenance	5.9%		
Williams	11.9%	Manzanita	3.5%		

## Vehicle Maintenance

### Performed preventative maintenance on the following vehicles:

IV TORO MOWER, #86, FLEMING RIDING MOWER, #76, #19 and #11

### Corrective repairs performed:

Replaced right front headlight. Veh. #25

Replaced 4 ignition coils and tune up. Replace filters and clean injectors. Veh. #4

Repair flat tire on IV Toro Mower

Replace wiper blades on Veh. #93

Repair left rear tire flat on Veh. #86.

Replace rear brakes and rotors on Veh. #77

Annual inspection on Big Genie lift.

Tune up and replace battery in Veh. #76.

Replace battery in Veh. #75.

Repair flat on NV Toro mower.

Replace mower blades on HV Hustler mower.

Replace block heater on IV football field Generator.

Replace left front headlight on Veh. #10

Repair PTO clutch on NV Toro Mower.

Showing people items up for auction is 'very' time consuming!

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

Respectfully Submitted

Dave A. Bracken

Director of Environmental Services