



Three Rivers School District

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

In the month of July our maintenance teams received 96 work orders completing 87 within 30 days showing a 91% completion rate. In August we received 176 work orders completing 108 to date. As is always the case in August our maintenance and custodial teams are extremely busy finishing scheduled cleaning and project work as we prepare for the opening of the school year. I am very pleased and amazed at the amount and quality of work our custodial and maintenance teams accomplished over this summer break.

For example, our maintenance team completely rebuilt the exterior wall to the administrative offices at Fleming along with the installation of two windows, skim sheeting the interior walls, and manufacturing and installing exterior and interior trim. We dug 350' of ditch, installed two 3" conduits, backfilled, pulled electrical cable supplying an electrical feed to the softball field dugouts at North Valley. This new electrical service will energize the sump pumps in the dugouts. We replaced damaged sheet rock in the North Valley kitchen caused by a belemo valve failure last winter resulting in extensive water damage. Cameras were installed at Merlin along with the computer lab at North Valley. Smart boards were installed district wide. A new entry was built for our District Office eliminating drainage issues and creating a new handicap parking and access route for the front of the building. Rekeying all exterior doors at Manzanita and Lincoln Savage was completed, along with repairing door locks and door closures throughout the district.

Just after school let out for the summer we had a fire panel at Ft. Vannoy fail. Working with ZCS engineering we developed a scope of work, went to bid, and commenced replacing the fire panel, installing conduit, pulling wire, lowering pull stations, installing horns with strobes, and testing the completed work. Robert Rice who heads up the Josephine County Building Department along with Charles Chase our Deputy State Fire Marshal, and Point Monitor Corporation worked hand in hand to make this project work under very difficult code restrictions. The project has been completed, system has been tested, and the building approved for occupancy by the county building department and state fire marshal. At present the total cost for this project is \$7837.00. The initial quote to complete was \$6,453.00. After a walkthrough by the state fire marshal before completion additional devices were required by code to come in to compliance which resulted in an additional \$1384.00 added to the cost of the project. A very special "Thank you" to Ric Ross and Stan Warren for

installing conduit and pulling wire in attics that were very uncomfortable. Their efforts resulted in this project being completed on time and within budget.

North Valley Boilers

As of August 23rd Columbia Hydronics did not have any idea why the boilers failed. They were still doing test to determine why and will be providing us a full report. The 2 replacement boilers were being shipped and the estimated delivery date is no later than Sept 15th. Western Oil and Burner will be doing the install.

Applegate Retro Fit

As of Sept 7th the retro fit is progressing along nicely. The steel structure is in place and the roof was being installed. Ausland Construction is in the process of testing the old HVAC units to see if they could be reused. We are hoping they test out ok and can be used, that would save money that could be used elsewhere. As of this report we did not have any word back on them, I will update you as word comes in.

Biomass Boilers

Marcus Kauffman from East Fork Consulting, in partnership with The Central Oregon Intergovernmental Council, Sustainable Northwest, and the Oregon Department of Energy, will be conducting the first in a series of community tours focusing on four new biomass heat installations. Three Rivers has been chosen to host the first tour. It will take place on October 6th 1:30 - 4:30 at Illinois Valley H.S. Its intent is to teach others about biomass heat, energy savings and energy independence.

New Equipment:

Custodial

We have received all the new equipment that was purchased through Aramark. The custodial equipment purchased were: 3 new Tennant T-3 Auto scrubbing machines. These machines are equipped with the new ec-H2O system. They do not use cleaning chemicals but instead normal tap water is sent through an oxygenation chamber which applies an electric charge. This creates an alkaline and acidic stream. The converted water then attacks the dirt, which is then removed from the floor using a built in vacuum and squeegee. This system is designed to remove more bacteria than scrubbing with detergents. It also saves on purchasing, storing, handling and mixing of chemicals. Along with the added safety to the staff not having to handle chemicals it also improves floor traction to reduce slip trip and fall incidents and reduces the environmental impact from cleaning detergents. List price \$7980.00, purchase price with Aramark \$6014.09 for a total savings of \$5,897.73. The new machines were delivered to the 3 high schools at the end of July. Eleven new tank wet vacuums were also purchased. These are used to vacuum up water and cleaning detergents when the custodians are doing their floor refinishing. They save time and money by replacing the old mop and bucket. They hold up to 16 gallons of water and come equipped with a squeegee mounted on the front for easy pick up of water. List price \$1233.00, purchase price with Aramark pricing \$1065.35 for a total savings of \$1844.35.

Grounds Equipment

A new rear discharge Hustler 72" 31 hp Kawasaki mower for Hidden Valley. Purchased from Lewis Power Equipment here in Grants Pass. List price was \$13,399.00, Purchase price was \$ 10,000. Savings of \$3,399.00. Three DR Trimmer mowers. Purchased from Lewis Power Equipment, list price \$512.00 each. Purchase price \$460.80 for a net savings of \$153.60

One STIHL MS 362 Chain Saw. Purchased from Lewis Power Equipment, list price \$699.95, purchase price \$559.95 for a net savings of \$139.99.00. One Billy Goat walk behind blower. Purchased from Lewis Power Equipment, list price \$1608.85, purchase price \$1399.00 for a savings of \$209.85 One three point brush hog mower. Purchased from Runaway Tractor here in Grants Pass. List price \$1395.00, purchase price \$1095.00 for a savings of \$300.00. One three point fertilizer spreader. Purchased at Runaway Tractor list price \$575.00. purchase price \$475.00 for a savings of \$100.00 One 6' x 10' 7K Tandem Axle Dump trailer. List price \$5,995.00, purchase price \$4,995.00 for a savings \$1,000.00

**Vehicle Maint. Report
September 6, 2011**

Performed preventative maintenance on the following vehicles.

IV Toro, FD Toro, HV Hustler Veh.#4,#11,#93,#10,#92,#24,#16,#14,#18,#25,#7,#12 and #23

Performed annual Inspection on the following.

Veh# 5,#8,#94,#95,#96,#97,#98,#99

Corrective Repairs performed.

Replace deck pulley and deck belt on NV Toro.
Replace right side mirror on veh. #51.
Replace clutch in District back hoe.
Replace seal between cab and box on veh. #74.
Replace manifold on IV fertilizer spreader.
Replace tire on HV trailer.
Replace fuel gauge in veh. #92.
Remove deck and weld up broken pieces FV mower
Replace mower blades on JP riding mower.
Replace clutch on veh. #51.
Replace rear main seal and power steering. Pump #66.
Repair 2 flat tires on veh. #77.
Replace battery, canister purge/flow sensor and serpentine belt on veh. #19
Replace spark plug in district weed eater.
Replace turn signal bulb in veh. #12

Finally, I am very happy to report that all schools were ready for our students and staff as this school year begins. With a reduction in maintenance and custodial staff, coupled with six furlough days this summer our maintenance and custodial teams did a terrific job pulling together to complete the work at hand. Thanks to all for a job "Well Done".

Respectfully Submitted
Dave A. Bracken
Director of Environmental Services