



# Craig City School District

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## Maintenance Board Report 08.28.24

Craig High School- Parts needing to repair the CHS reader board along the highway have been installed. The reader board is operational. Driver banks, new graphic covers, aluminum framing and hardware were all replaced. Along with a new internal driver and a few other internal components.

The commons floor and the side hallway leading past the kitchen and welding shop door were completely stripped of all the old wax and resealed. In total it took 10 gallons of SIMONIZ Heavy Duty Floor Stripper and 7 gallons of SIMONIZ wet look floor sealer and finish. Three maintenance staff and a total of 96 hours to complete the floor.

All the classroom carpets and hallway carpets were vacuumed cleaned. Three Western facing classroom windows were replaced. New blinds were installed in the Science classroom and the Math Classroom. New furniture arrived for the staff room and a new couch for one of the office rooms. These were all assembled and put into place. A new pizza warmer and popcorn machine arrived for the concession area. Two cabinets were removed on the right-hand back wall side to make room for them. After removing the cabinets, new wall tile was installed.

Johnson Control performed the high schools annual HVAC inspection per the districts PSA agreement with them. The PSA agreement consists of one annual three-day onsite inspection of the HVAC system, hardware repairs, software updates and training on the Metysis program. Through the year they provide software support through VPN and technical support. They have assigned a JCI representative to Craig school district, so you are working with a member of JCI that has been on site, knows the building and the district can build a good working relationship with JCI. Attached to the Maintenance Board report is the synopsis of the visit.

The main 12" overhead circulation pump for the high blew a mechanical seal and I will be working on rebuilding the pump. There is a second redundant pump that when turned on shorted out the motors wiring. Mechanicals rebuild kits I have on hand but will take time. The pumps weigh 125 pounds and are ten feet on the floor. This will not affect the heating in the school this time of year and should be fixed in a few weeks.

Middle School- Three walls in the middle school gym have been repainted and is really looking good. The men's and women's bathrooms were both painted along with the concession stand hallway leading to the school gym. Trim was painted along with the doors. The main "Commons" area in front of the middle office has also been painted, adding a few colors to the wall to help brighten up the area.

The science room was completely emptied out and the walls were patched of any small holes or minor damage. The walls were painted antique white, and windows trim were all painted Garland green. The heat registers were painted gold. The floors in the science room were stripped and resealed. New chairs were ordered and arrived for the science room.

The entire schools' hallways have been completely stripped of the old wax and resealed. This job took time because the floors have not been completely stripped all the way down to the tile. Stripping and removing the old wax built up in all the corners of the doors and all the corners in the halls and along the vinyl base trim

took hours on the knees with a scraper. The maintenance staff did a great job, next time you're in there please have a look and if you get the opportunity, please thank them for a job well done.

The second middle school boiler, this boiler was on back order, was plumbed in by Schmolck Mechanical, took a little over a day to plumb it in. To save the district money, the concrete pad was formed and poured in house. Fabrication of a new dual 14"x5' with two 7" exhaust t's was done inhouse with a savings to the district of \$4500. Wiring was also performed in house with a savings of \$1500.

The middle school sheet rock patches have been completed and patching of the roof with a layer over the seams and tares with 100% Silicone roof coating, a strip of Seam Secure waterproofing membrane polyester fabric and another layer of the silicone roof surface coating.

Elementary School- The kindergarten classroom was painted along with the kindergarten bathroom, window trim painted, and carpets cleaned. All classroom carpets were vacuumed and shampooed and touch up paint on the walls. All trim in the hallways were repainted around the doors and windows.

The hallway through the school was stripped of wax and resealed with wax. In the cafeteria a few problematic tiles were replaced and the whole floor polished and applied an additional coat of wax.

New chairs, a couch and other items were ordered by the district and all these items had to be put in assemblies.

One of the new middle school boilers had a shorted-out fan and computer board. Boilers are still under warranty and all parts and labor are covered through Schmolck mechanical out of Ketchikan.

CES Fire Alarm-The fire alarm panel, which is a SIMPLEX 4004 Fire Alarm Control, for the elementary school is outdated, and was installed May 9<sup>th</sup> of 1996 can no longer be serviced by JCI. Parts are no longer made available for the system, it is obsolete. Working with JCI (Johnson Control Inc.) Fire protection, we received an inspection report describing the condition of the CES fire panel system. We have also since received a PSA (Proposed Service Agreement) for replacement of zone smoke sensors, fire sensors and to try and patch together the systems mapping issues. This will most likely reveal more additional problems and unforeseen additional costs. The PSA is for \$15,643.52

Talking with the Alaska state Deputy Fire marshal, Richard Harrop, we have the option of applying for a fire watch through the state. This would require a staff member walking the elementary school once every hour to inspect the school. A documented log sheet would then be filled out every hour after the walk through is completed and turned into the state weekly. I would most likely be candidate to perform the walk through. I have talked with the Deputy Fire marshal, and he is okay with the district applying.

The fire watch would save money, with the idea of getting through this school year in the expectations of starting the CES rehabilitation remodel summer of 2025.

Head Start- The rot in the Head Start deck was removed and replaced with treated lumber. A new set of stairs was built and put in. Four support post were replaced, and a few deck joists were replaced. New gutters and down spouts were installed, and the deck was painted.

Fleet- Green Van#03 last year was nonoperational and now is fixed. State bus inspections are coming up, so we are in the process of preventative and corrective maintenance. This consist of adjusting the to pass brake tests, greasing the chassis, universal joints, steering linkage and the slack adjusters. Changing the oil and oil filter, transmission filter, fuel filter and fuel separator filter in all the buses. Checking that all interior lights, interior load light, passenger lights and drivers lights are working. Checking yellow flashing warning lights, red flashing load lights and stop sign arm lights and that it operates properly. Checking all emergency alarm exit windows and rear exit alarm door. Back up lights, head lights, and running lights. Inspection of all the seat cushions and tightening any lose seat brackets. Inspecting all heaters. Etc... Bus #04 changed out left rear reverse light and on exterior front overhead day marker along with wiring in a new emergency exit alarmed

window switch. Bus #01 installed a new in-line water valve solenoid for the floor heat. Bus#02 needed new front bearings and a few lights replaced. Bus #02 new blower motor installed and a light bulb. Vans are getting inspected, cleaned, oil change and filters changes.

Silver Bay has rented the buses (CCSD operates and drive the bus) again this season to transport Silver Bay staff heading out for the end of the season. They are being picked up and taking to the ferry.

Southeast Fire Extinguisher performed an annual district wide fire extinguisher inspection. Consisting of the Elementary school, middle School, Mods, High School, CHS Wood Shop, Head Start building, Buses and bus barn.

This month the district also has state fire sprinkler system inspection for the middle school and High school.

Despite maintenance being short staffed this summer, the crew has worked hard and completed a lot of jobs. When you see the maintenance staff, please let them know you appreciate all their hard work.

Daniel Nelson  
Maintenance Director  
CCSD

