



Three Rivers School District

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

During May our Maintenance Department received 157 work orders of which 110 have been completed with 22 work orders in progress for completion. We have completed 70% of the work orders received in May within 30 days. Our North Valley/Illinois Valley and Hidden Valley maintenance teams worked very hard assisting our high schools, middle schools, and elementary schools with graduation and moving on ceremonies. I would like to thank Mr. Ric Ross, Mr. Chuck Kaeser, Mr. Rick Groesenbach, and Mr. Thom Baker for all they did in making sure the stages were placed and assembled, the back drops were erected, the grounds were presentable, and the 1500 chairs that we used were loaded and delivered on time. Thanks so much for all you and your teams do in making sure these ceremonies are properly set up.

The North Valley/Illinois Valley maintenance team removed the incinerator, repaired a 2 ½" water line, mounted active boards, and replaced outside lights at Evergreen. The Fleming 6th and 7th grade wing sewer main was cleaned of an obstruction, kitchen dishwasher and refrigerator repaired, and several toilet flushing mechanisms replaced. At Ft. Vannoy we relocated the lights in the walk-in freezer, repaired water leaks, repaired broken electrical outlets, and unclogged several toilets. At Illinois Valley H.S. the air lines and connections in the metal/wood shop were repaired and replaced were needed, replaced electrical breakers in the electrical panel for portable #1, and replaced a faucet in the kitchen. At Lorna Byrne restored power to the gym building when breakers were inadvertently turned off. Installed locks on these panels to prevent tampering in the future. Replaced the mag starter in the panel box for the wood shop, repaired a gym bleacher board, and repaired the door to the track storage building. Manzanita saw the removal of pea gravel underneath the playground system and placement of wood chips. Provided a water line for the outdoor learning center, installed new door sweeps throughout the school, and replaced damaged border boards in the playground area. At North Valley H.S. the kitchen steam table was repaired, installed drywall on the left side of the stage, replaced broken bleacher board, and serviced the clothes dryer.

The Hidden Valley maintenance team installed bumpers behind the dumpsters at Madrona along with repairing crash bars, and replacing worn out parts in the kitchen dishwasher. Completed numerous repairs to the Fruitdale irrigation lines and replaced broken swing parts on the playground apparatus. Installed a new electrical switch in the boiler room at Williams and cleaned out the well

house. Installed power to a new projector at the District Office, repaired the chlorine injection pump at Lincoln Savage, and installed a new projector at Hidden Valley H.S..

The grounds team continues to mow, mow, and mow. They have been very busy staying up with the turf grass mowing along with cutting the outer non-irrigated areas. The irrigation systems have been energized and needed repairs made. If and when the rain subsides we will be ready to begin irrigating our schools and sports fields.

The HVAC team completed 21 work orders in May. Along with completing daily work orders and heating/cooling requests Mr. Shean and Mr. Pavlich have worked long hours with McKinstry setting up and checking the computer programs for the control systems at Ft. Vannoy, Manzanita, and Hidden Valley. As summer approaches and we begin to shut down boilers and HVAC systems they will begin completing scheduled preventative maintenance on these systems.

In the area of Resource Conservation Mr. Bunge reports that all our lighting projects have gone extremely well meeting or exceeding the scheduled expectations. At present, Applegate, Lorna Byrne, Williams, and Jerome Prairie are completed and they are presently working on the maintenance building. We are looking forward to seeing next year's energy savings from these lighting upgrades. It has been amazing to track the energy savings by replacing T12 light tubes with T8's. For example Madrona's electrical energy usage has dropped 20.2% since completion of the lighting upgrades last summer.

School is out and its time for our maintenance teams to gear up for completion of summer project work. Along with scheduled project work they will be completing work orders as we receive them from the building custodians. Below are some of the projects that were deferred over the year to be completed during this summer break period.

01. New awning outside Applegate's computer lab
02. Remove closet in HVHS's bookkeeper's office
03. Cut out concrete trip hazards on the side walks and re-concrete
04. Repair siding on the DO's IT building
05. Repair the walkway decking on the IT's office building
06. Jack hammer out bench's at Lincoln Savage and relocate in center court yard
07. Install new A/C unit in Fruitdale's server room
08. Shut down and perform scheduled boiler maintenance
09. Refurbish Fruitdale's parking lot median planters
10. Install new walls and partitions for the new HVHS multi-handicap room
11. Demo damaged and replace wall in girl's locker room at Fleming
12. Install new support brackets for the gym bleacher system at Fleming
13. Install new sinks and cabinets in the boy's restroom at Fleming
14. Install new sinks and cabinets in the boy's and girl's restrooms at Ft. Vannoy
15. Replace fire bells at IVHS
16. Repair electrical power line connection to the pump house at IVHS
17. Demo walls and remodel rooms in the speech therapist room at Evergreen

We will also assist and track all contractor work that will be conducted over the summer break.

01. New playing field at Fruitdale
02. Seismic rehabilitation work at Applegate
03. Track refurbishing work at Madrona and Ft. Vannoy

04. Gym floor refinishing at our three high schools, Fleming, Lorna Byrne, and JP
05. Installation of a new fire/safety alarm system for Merlin
06. Re-asphalt bus approach and student drop off area at Manzanita
07. Repair copper hot water lines at Fleming
08. Installation of security cameras at Evergreen
09. Installation of security fencing at Evergreen

Along with the above mentioned projects we are moving forward on the Biomass boiler installations at Evergreen and Illinois Valley H.S., the two new sectional condensing boilers at Fleming and North Valley, and two new domestic hot water vessels at Evergreen and Madrona.

Finally, as always our custodial teams at each school will be very busy refinishing floors, deep cleaning carpets, cleaning windows inside and outside, and detailing classrooms and offices.

This concludes our report for the month of May 2010. If you should have a question or need further information please e-mail or phone.

Respectfully Submitted
Dave A. Bracken
Director of Environmental Services