



# **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)

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Board of Directors  
Dan Huber-Kantola  
Three Rivers School District

March was a very busy month for our maintenance, custodial, and grounds teams. At the beginning of the month we scheduled custodial training, quarterly HVAC preventative maintenance, completion of deferred work requests, building project cleaning, and grounds projects, all to be completed over spring break.

Our maintenance department received 200 work requests for the Month of March, completing 185 within 30 days of receiving the work request for a 93% completion rate. Our custodial teams completed 102 preventative maintenance work orders over spring break. These PM's consisted of changing air filters, checking belts and pulleys, and observing the HVAC units while powered up for unusual noise and vibrations.

During the month of March we experienced several severe weather events which resulted in power outages throughout our district. Our wastewater technician Ken Bennefield was out late at night and putting in extra hours over the weekend to make sure the facilities were in compliance with permit regulations. A brownout occurred at North Valley High School when a tree took out the power feed to the building. This resulted in the school closing for the day. While the school building was closed our HVAC team along with Ric Ross completed operational tests on the HVAC units finding three electrical motors which had failed due to the brownout condition. Motors were ordered and all HVAC units were up and operational three days after the event.

During spring break our custodial teams completed scheduled project work such as deep cleaning carpets, high dusting classrooms, applying floor finish, and burnishing hard floor surfaces. Jim Bunge and I assisted Ryan Brunner, our head custodian at Evergreen, in prepping and apply floor finish to the gym floor. We held four hours of custodial training at North Valley HS. Dennis Robinson from SAIF conducted proper lifting techniques, I covered grounds equipment security, and Jim reviewed summer cleaning and vacation schedules along with cleaning chemical orders for summer project cleaning. We had 28 custodians attend the training where they were treated to a bacon and egg breakfast prepared by Jim and me.

Our maintenance teams had several projects scheduled for completion over spring break along with catching up on a number of deferred work requests. They completed smoke detector inspection and cleaning, replaced sinks and faucets, removed wall mounted televisions, constructed walls and door frames for a project at Evergreen, repaired the outside lighting at NVHS, installed a reader board at IVHS, replaced a 10 Hp motor

for the dust collection system in the woodshop at LB, repaired door lockdown hardware, and completed maintenance on door locks throughout our school district.

### **Vehicle Maintenance Report**

Performed preventative maintenance on the following vehicles:

#98,#25,#19,#26,#14,#4,#11,#SM1,#18 AND #9

Fruitdale leaf blower, Madrona riding mower and Manzanita leaf blower.

Replaced mass air flow sensor in bus #96.

Cleaned fuel injectors and replaced plug wires in Bus #98.

Replaced # turn signal bulb in veh. #25.

Replaced emergency hatch on bus #99.

Replaced # 6 coil and spark plug on veh. #77.

Put studded tires on veh. #16 for trip up north.

Replaced wiper blades on veh. #85.

Replaced wiper blades on veh. #92.

Replaced Aux. heater fan switch on veh. #97.

Repaired fuel filler tube on veh. #10.

Replaced battery in Madrona riding mower.

Replaced fuel and air filters and flushed fuel injectors on veh. #SM1.

Replaced heater core on veh. #SM2.

Replaced 4 tires on veh. #92.

Replaced rear door latch on vehicle #85.

### **Biomass Boilers Update:**

Both Biomass boilers arrived on site on March 17<sup>th</sup>. After a few hours of getting the rigging right on the crane, both boilers were set on their pads. During spring break Ausland and the sub contractors did the piping and electrical hook ups. On March 23<sup>rd</sup> and 24<sup>th</sup> we received our first load of pellets from Bear Mountain Forest products. Both silos can hold 23 tons of pellets each.

On Tuesday March 29<sup>th</sup> Francis Sharron (President of Solagen) and his crew arrived to commence the set up and start of IVHS boiler. There were a few hardware issues in the boiler control panel they had to work through, but on March 30<sup>th</sup> IVHS's boiler was fired for the first time. Training was held with the maintenance crew on Friday April 1<sup>st</sup>. Later in the afternoon Evergreen's boiler was fired for the first time.

Due to a malfunction of one of the safety devices (burn back device) both boilers had to be shut down. There is a solenoid that activates the burn back safety in case of fire in the pellet feed tube. The solenoids received some debris from the new piping and were leaking by. Solagen is working on getting this issue resolved.

We were very happy with Solagen and the work they did to get the boilers up and running, but of course disappointed that we ran into this problem.

This concludes our report for the month of March 2011. If you should have a question or need further information please e-mail or phone.

Respectfully Submitted

Dave A. Bracken

Director of Environmental Services