Building & Grounds Report
January 2025

Since the last report in June 2024, the following has been accomplished. This is in addition to the everyday duties of the custodians.

- I field multiple calls daily from on-site contractors requesting I visit their work location to look over blueprints, answer questions, give approvals, etc.
- Proposal for new radios was approved in July. Since then, I have been working with the company to coordinate installation. Currently, we have the radio base stations and the bus radios. We have not received the hand-held radios for campus use. We have been waiting for the antenna installation on the main tower. The originally contracted company shut their doors permanently prior to installation. We had suggested they reach out to Vestas to install the antenna. There was an installation plan in place with Vestas, but Vestas has since notified us that their safety department didn't approve the climb. They have found another company to complete the climb, but that company wants another $5000 in addition to the bid amount in order to complete the work. I've informed them this amount is not acceptable and they need to rework the bid or potentially lose the contract. I am waiting for an updated bid.
- I have been working with Tech Electronics to install cameras in the new addition. We have installed a new camera server in the addition and have connected it to the high school main server room. I am currently working with them to merge the two servers into one site, so we can see all the cameras on one platform with a single log-in.
- Administrators now have the ability to access camera feeds remotely, as does the police chief. This allows the ability to track a threat in an emergency situation.
- With the new fiber runs to every building through Casscomm, we have been able to put cameras on the bus garage. We have also added cameras to the exterior of the district office to cover the front of the building and the rear of the building, covering each garage. We are now able to see the entire front of the bus garage, including the gas pump, the bus garage driveway, the softball field, the entire playground, the track, and the baseball field. We also have an improved view of the back parking lot. This has dramatically increased exterior coverage for the safety and security of students, staff, and the public.
- I have been working with QNS on network switches and access points throughout the new addition and connecting the high school server room with the addition using fiber. When looking at the plans, I felt there were too many access points planned. I contacted QNS, who came and walked through the addition with me. They confirmed that there were too many access points and they would interfere with each other. I worked with QNS to modify the plans to provide adequate coverage without interference.
- An access point was placed on the exterior of the front of the school, allowing improved network connection for bus drivers to access route rosters and track which students are riding on any particular day. An access point was also added to the bus shed, to improve the transportation director's ability to access bus information.

- I have been continuously working with the intercom contractor to incorporate the new intercom system throughout the entire district. We are currently finishing the intercom system in the Pre-K and ironing out issues in the new system district-wide.
- In the original plans for the new shop areas, there was not enough electrical access. I have been working with the electrical contractor to modify the layout to increase electrical access points. This will allow for more current access, as well as the ability to add more equipment in the future.
- A transformer in the new shop had too much exposure on the existing vents, which would cause a safety hazard for students. I noticed the exposure and worked with the electrical contractor to add a rain shield over the vents, eliminating the risk to students.
- We were told the dust collection system in the new shop was operational. I saw that it was not and am currently working with the contractor to resolve this issue.
- The ventilation system over the welding booths was not spec'd properly and would have hit the sides of the booth. This would not allow it to come down over the work area for proper ventilation. I worked with the contractor to modify the setup to ensure proper ventilation in the student work area.
- One of the divider curtains in the new shop was not able to close completely due the originally planned location of an air compressor. I worked with the contractor to modify the location of the compressor and concrete base, allowing the curtain to close properly.
- The electricians contacted me to look at the lighting layout in the shop. They felt there were too many fixtures. I agreed and worked with them to modify the layout, leaving us with four extra light fixtures. I had the electricians add extra lights to the utility room to improve visibility in a dark area around the sprinkler system. I had them add two fixtures to the storage area by the mezzanine staircase to improve the dim lighting in that area as well.
- The dumpster enclosure was not spec’d out properly to fit the existing four dumpsters. The architect did not agree with our current disposal service provider that the enclosure was too small to hold all four dumpsters while still being able to correctly connect to empty them. I called GFL and had their manager come out and verify our provider was correct that the enclosure was too small. A center post has been removed on the enclosure gates and the gates have been extended to allow three dumpsters to fit. The enclosure is currently waiting on paint and composite decking. I have suggested that with the added length and weight of the gates, wheels be added to the ends of each gate to help with opening and support the extra weight. I also suggested heavier hinges to support the extra weight.
- I noticed that the geothermal valves in front of the gate to the baseball field had the access point installed per change order, but the valves off the end of the new shop had been completely covered with dirt. EL Pruitt has dug them out and is currently working on an access cover.
- The downspout coming off the front entrance of the GS was not tied into the storm drain. That has since been corrected and the concrete repoured.
- With the center parking lot lights removed in the back lot and the new lights being on the west side of the lot, the east part of the lot was not sufficiently lit at night. On the back of the building, I noticed wall plates where previous wall packs were installed. The wiring

was still in place. We have ordered new wall packs with photocells to be installed on those mounts. They will automatically turn on and off with the changing light. This will provide proper lighting in the back lot for everyone attending evening events.

- The front light pole closest to Chestnut had been damaged with a chunk of metal taken out of it, compromising the structural integrity of the pole. A replacement pole has been ordered.
- When the GS water service was changed over to be fed from the new addition, sediment from the existing water lines over the years broke free and moved through the system when the water was turned back on, as expected. This had us changing aerators, replacing gaskets and seals, and flushing valves daily throughout the GS and MS for about a month.
- I worked closely with Thompson Controls, Heart Technology, and AMP Electric to integrate the fire panel in the addition with the existing fire panel. It also had to be integrated into the George Alarm communication and tested to ensure proper functioning.
- After the systems were functioning properly, I scheduled our annual fire system test for the entire district. This has since been completed with no issues.
- The garage doors on the new shops were installed, but we are currently waiting on pressure plates for the bottoms of the doors. This is a safety feature.
- I discovered the laser sensors on the bottom of the garage door in the turf area stuck out too far and could be easily damaged. I suggested exploring the possibility of installing a pressure plate to this door as well, in lieu of laser sensors.
- The mezzanine air handler still has programming issues that need to be worked out. The contractor is currently working on it. I have noticed one of the heating units is not functioning and am working with the contractor to resolve the issue.
- After the sprinkler system was installed, I found a leak from a cracked seal that was resolved by contractor repair. Later, I found a second leak at a different seal on the backflow that has also been resolved.
- I found that the toilet paper and soap dispensers in the addition were not the correct dispenser, per the spec sheet. I have been working with the contractor to order the correct dispensers and have them swapped out.
- I was not happy with the stripping and waxing done by contractors on the new tile because it was done poorly, with a thin coat of wax. We applied three additional coats of floor wax to properly protect the new flooring. We also added a floor sealer to the restroom floor tile.
- The lighting and HVAC in the new addition run off a controller. I found an issue with one of the thermostats in the new gym and am currently waiting for the contractor to resolve the issue. I am also waiting on access to the control site, which is currently being finished by the contractor for layout and graphics.
- I have talked with this contractor about potentially integrating our Pelican thermostats into their system. I am also exploring the possibility of adding sensors to the geothermal pumps and exterior walk-in freezers. All these systems would be controlled and monitored in a single platform, with the ability to set up text alerts for any system

malfunctions. After work is completed in the addition, I will request more information and pricing details.

- The door controllers were installed on the new addition at the secure entrance and GS office area. I have programmed them into our existing door control system.
- There was an issue with the front exterior door not releasing the lock with the controller button. I have resolved that in the door programming.
- New TVs were purchased and installed for the atrium and ag classroom.
- Prep tables, a small stand-up freezer, a hotdog roller, and a new popcorn machine were purchased and installed in the new concession stand. The grease trap under the sink was too large to fit in the originally planned location. I worked with the contractor to relocate the grease trap to a functional location.
- After extensive research, I found a company that allowed us to design a custom golf simulator. After designing and ordering the simulator, I spec'd out and ordered the computer and equipment needed to operate the simulator properly. All parts for the golf simulator have finally arrived and will soon be assembled. The computer for the simulator is currently waiting for QNS to set it up on the network. The simulator software and sensors were chosen after discussion with and approval by the Varsity golf coach.
- All equipment from the old shop has been moved to the new shops.
- I have created a surplus list of equipment not moving to the new shop. This equipment is for purchase with a January 31 pickup deadline.
- I worked with Reliable Environmental Solutions to assess the asbestos that will need to be abated for the old shop renovation.
- I will soon begin removal of electrical drops, workbenches, and the dust collector in the old shop. Custodial staff will deep clean the old shop area. The area will then be abated, so the next phase of construction can begin.
- The new scissor lift has arrived and has already been used to install wireless access points in the new gym. It has also been used to install cameras and hang the American flag.
- We have purchased ram board and plywood to put down on the gym floor when using the lift to distribute the weight of the lift and protect the new floor.
- The old lift was taken to Easton to help clear out the gym and now has been put in the old shop for use in removal of electrical and dust collector components. Once that work is complete, the old lift will be stored in an exterior garage and used outdoors for future projects. This will also provide a safer way for custodial staff and contractors to move supplies and equipment to the roof.
- Several days were spent in Easton clearing out trophies, banners, and school property, cleaning, and rekeying locks.
- New electrical outlets have been run to the FACS classroom. The two gas stoves have been removed and the gas lines have been capped. New electric stoves have been purchased and installed to remove a potential safety hazard to students.
- The old laundry room in the high school had a gas dryer. The new laundry room in the addition was set up with electrical hookup. A new electric dryer has been purchased and installed in the addition.
- The two gas stoves and gas dryer will be added to the surplus list for purchase.

- Padding has been added to the edge of the stage to protect students from injury during PE and sporting events.
- During winter break, the GS office and nurse were moved to the addition. The old GS office and nurse's office were cleaned and painted. The special education office was moved to the old GS office, along with the social worker, a speech pathologist, and an intervention paraprofessional. The Cares Closet was relocated to the old special education area. This improves access to all students as it is now in a more centralized location. GS PE teachers were moved to the addition as well. Their former storage area was repurposed as a paraprofessional work room.
- After moves were completed, locks were rekeyed according to each room's new usage.
- I purchased new phones for the office area and classrooms in the addition and worked with Heart to properly program them into the existing phone system with a new extension group and set up voicemail boxes. Programming was updated so that incoming calls to the GS and special education offices reach the new extensions.
- Four new custodial staff members were hired and trained, ensuring proper staffing and training prior to the opening of the new addition.
- Each new custodian was rotated to each area of the school on a weekly basis until they had been trained in every area. After this training was completed, they were given long-term assignments. This ensures proper coverage can be provided in case of absences.
- The school has only had one floor scrubber for the entire building. This has not allowed for all floors to be cleaned every night, due to battery life and charging times. After extensively researching floor scrubbers and pricing, I found a company in Illinois that turned out to be the largest supplier of floor scrubber parts in the US. They make floor scrubbers in-house at half the price of competitors. I scheduled a demonstration of their floor scrubbers, using them throughout the building for a whole day. We have since purchased two new floor scrubbers to ensure floors, including gym floors, can be cleaned more frequently.
- The GS mixing valve in the hot water system was not functioning, along with some shut-off valves not functioning properly. They have since been replaced to provide hot water to the GS.
- The HS water heater had a tank failure that made it unsafe to operate. The water heater has since been removed and replaced so we can continue to provide hot water to the HS and FACS classroom.
- I have taken inventory of all damaged or non functioning custodial equipment. I have replaced these items and purchased additional items so all custodial staff are properly equipped for daily operations.
- The lighting and other systems in the district office were tied into a Google Home system that was created by my predecessor. It malfunctioned and did not allow for certain lights to turn on and damaged the drivers in the LED lighting system throughout the building. Google Home is not designed for a commercial setting. I have since removed the Google Home from all systems and replaced the damaged LED fixtures with new fixtures.
- All classroom door locks have been replaced with permanently locked handles. They must be opened with a key and cannot be left unlocked, increasing classroom security.

- The tires on the truck were seven years old according to the date code on the tire and were showing signs of dry rot and bulging, becoming a safety concern. They have been replaced.
- A piece of glass in the hallway door framework near the HS office had a large crack along with a crack in the glass of the hallway doors between the HS and cafeteria. The glass has since been replaced.
- I have found a cheaper supplier for all our Sloan restroom parts. I am looking into a possible cheaper supplier for custodial supplies and a cheaper supplier for air filters.
- The HS gym scoreboard was starting to malfunction. I called and talked to a technician from Nevco to troubleshoot the problem. I learned that we had missed several firmware updates. To resolve this, I had to take the controllers to Nevco offices to be updated. The controllers were out of warranty, but I was able to get the technician to update them for free. I also got a new power supply and hand controller for no charge.
- The lights on the main scoreboard for player stats stopped functioning on the right side of the board. I found that this was due to a bad port connector on the scoreboard itself. I was able to bypass that so the scoreboard is functioning properly again.