

Dashir Management Services, Inc.

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Lewiston Altura School District

Custodial / Maintenance Report

February 2024

Personnel Information

Hired Kevin Webber to fill the open position of full-time 2nd shift cleaner at the high school. We currently are at full staff.

Training Conducted

Staff are completing OSHA required safety training on Slip, Trip and Falls. Jeremy Neiderer is preparing for his special boilers exam.

Inspections

Worked with Dan Fitch of IEA to test for mold concerns in the elementary basement. His assessment is “It’s something called efflorescence, which is a white chalky substance that you find on the surface of concrete or brick walls (usually exterior). It’s more of a cosmetic issue than a health concern, but it is a sign of moisture intrusion which can compromise the structural material overtime. The source of the moisture is either from humidity inside that space, or more likely, from water seeping in from outside.” Dan took samples from the walls, floor, vents, and air ducts. He also took air quality samples of the inside as well as outside air. Tests came back positive for mold. Dan recommended a company called Mavo to clean the basement. The basement is to be cleaned and sanitized on 2/6 and 2/7. IEA will retest the area.

Progress on Projects

- Scheduled Culligan Water to install a small water softener for kitchen dishwasher on 2/13/24.
- Worked with John with Great River Water Treatment to test the boilers at both schools. He found the high school boiler water to be at 18% glycol (antifreeze) which was low. He advised adding 30 gallons of 100% glycol to the system.
- Worked with Mitch from MMC to repair a heating pipe in the art room which I was told was leaking behind the cabinets for a few years. He also pumped the glycol into the high school boiler system and looked at the air handler in the A-wing which has issues. He advised having the main control unit looked at since most of the problems are programing issues. A CO2 sensor needs to be replaced as well as an outdoor air damper that needs calibration. We are scheduling these repairs.

Comments

The boilers at the high school should be cleaned and tuned every year according to the manufacturer. I would have this completed in the warmer months when the boilers can be shut down for a couple of days. Since the leak has been repaired in the art room the boilers are holding a steady pressure which hasn’t been the case the last few months.

Respectfully Submitted,
Dan Buege
Facility Manager