



Three Rivers School District

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

In August our maintenance and custodial teams completed scheduled maintenance project work along with assisting staff as they returned from summer break. As always our custodial staff did just a super job this summer preparing our schools for this upcoming school year. Floors were cleaned and refinished, carpets extracted, chairs and desks cleaned, windows washed, walls and ceilings cleaned, and playground equipment inspected and repaired where needed. I cannot thank them enough for the great job they did to clean and ready our school buildings.

Our maintenance teams completed all scheduled summer projects along with several unscheduled items on time and within budget. Some of these projects included a wall demolition and rebuild in the girl's locker room at Fleming, remove Bradley sinks and replace with new sinks and cabinets at Ft. Vannoy, remove and replace sinks in the boy's restroom at Fleming, boiler and steam kettle cleaning throughout the district, remove an interior wall to enlarge an office at Evergreen, assist the grounds team where needed in the Hidden Valley and Illinois Valley areas, remodel an office at Hidden Valley HS, replace damaged ceiling tile and light fixtures in the Evergreen gym, fabricate and install new partitions for the Life Skill classrooms at Fleming and Hidden Valley, install new plumbing in the Life Skills classroom at Hidden Valley HS, repair, paint, and place bleachers for the North Valley football/soccer field stadium, and remove and haul off debris behind Illinois Valley HS. These are just a few of the many projects and work orders our maintenance team completed over the summer, thanks again for performing like true professionals and taking pride in your work.

As mentioned above, the North Valley maintenance team completed the repair and placement of the bleacher systems for the Field of Dreams. The repair costs were estimated to be \$11,845.00, the actual cost was \$8,432.00. The maintenance team spent 91% of the estimated time to complete this project along with pulling, sanding, applying several coats of primer, and painting existing boards instead of replacing bleacher board which lowered the estimated material costs by 29%. We all are very pleased with the soil and rock prep work completed by Robco construction along with the repair and placement of the bleacher systems by our North Valley maintenance team.

Vehicles, trucks, mowers, trimmers, brushhogs, and an occasional floor scrubber rolled out of the transportation shop this past month. Rick Grosenbach completed preventative maintenance and safety checks on most of the 44 district owned vehicles. Rick also performed preventative

maintenance on several pieces of grounds equipment, repaired a damaged mower deck, replaced damaged head lamps, replaced an engine transmission coupler, and replaced front brakes on vehicle #18. Thanks Rick for a job well done.

Lighting Projects

This summer's lighting retrofit at Applegate has been completed. The new occupancy sensors at Lorna Byrne, Jerome Prairie and Williams have also been installed.

Maintenance and Custodial summer projects in the Hidden Valley area

There was a lot of work done this summer by our maintenance crew. They completed 157 work orders along with the major jobs listed below.

1. New Awning outside Applegate's computer lab.
2. Remove closet in HVHS's bookkeeper's office.
3. Cut out concrete trip hazards on the side walks and re-concrete.
4. Repair siding on the DO's IT building.
5. Repair the walkway decking on the IT's office building.
6. Jack hammer out benches at Lincoln Savage and relocate them in the center court yard.
7. Install new A/C unit in Fruitdale's server room.
8. Shut down boilers and perform the annual summer cleaning.
9. Install new walls and partitions for the new Multi-handicap room at HVHS.

Custodial Crews

Once again our custodial crews did an amazing job getting the schools ready for this school year. They cleaned, prepared and laid finish on 117,352 Sq.Ft. of hard floor, Cleaned 78,955 Sq.Ft. of carpeting. Moved cleaned and re-installed the furniture in more than 130 classrooms and 30 offices. They cleaned over 42 restrooms, along with numerous minor painting and repair jobs.

Grounds

The work on the Fruitdale parking lot planters has been completed by our grounds crew. Not only did it make the front of the school much more eye catching and easier to maintain, but also eliminated the rodents that were seen living in the old brush. One of the school staff members came up with a good suggestion on how we can add some color each spring. The suggestion was to get some wine barrel planters and assign a planter to each grade level and allow them to choose the flower type they would like to plant. We think this is a great idea for a couple reasons. It will make it easier for the grounds crew to keep the weeds and grass out by allowing them to spray weed control without the worry of killing or damaging existing plants. But the most important one is that it gets students involved with beautifying and taking pride in their school. This will be something we will follow up on with the staff. The custodial staff did a fantastic job repainting all the parking lot lines, arrows and handicap parking spaces.

Gym Floor Work

The gym floor re-finishing was completed by Brandson Hardwood Floor Company in July. All the floors look great and are ready for another school year.

Boilers, Hot water Heaters

The new boilers for Fleming have been installed and will be online the first week of school. The new boilers at North Valley H.S. are being installed and are scheduled to be fire by October 1st.

The new hot water heaters for Madrona & Evergreen are on and providing hot water to both schools. Illinois Valley H.S's new hot water tanks have been installed and the final electrical and tie-in will happen the week of Sept 7th and then they can be started. The old hot water tank is scheduled to be removed and should be gone before the 17th.

Biomass

We have had several meetings with Ausland Builders and Medford Mechanical over the past few weeks. They are in the process of ordering and receiving all the necessary valves and piping needed to complete the tie-ins to the old systems. They expect everything on site around Sept 10th. They won't do the tie-ins until the old hot water tank has been removed, but it's pretty exciting to see the work finally proceeding. The schedule has not been totally confirmed yet but the plan is to have all the necessary piping, electrical and the silos installed within the next 2 months. The boilers are scheduled to arrive over winter break and the final connections will proceed from there.

Energy

We have imputed the final numbers from last year's electric bills and we finished the year with a 1.3% decrease in consumption. The schools that did an outstanding job this year were the following:

- Leading the way with the biggest drop in consumption is North Valley H.S with a 175,731 kWh drop. That's a 14% savings in consumption and \$5,114.00 savings over last year.
- Madrona had the highest percentage drop of 21.2% and consumed 67,440 kWh and saving \$2901.00 over last year. Their major drop was due to their lighting retro fit last summer. It's a major energy savings when you switch from T-12 fluorescent tubes to T-8 tubes.
- Fleming was down 11.6% overall with a kWh savings of 60,026 and \$1,570 saved.
- Fort Vannoy saved 4.6% that equals a 16,454 kWh savings.
- Our maintenance shop dropped 5.9% and saved 4,920 kWh and the maintenance shop in the CJ area saved 21% over last year with a 4,974 kWh savings.
- And last but not least, Evergreen and Lincoln Savage both dropped .2% in kWh consumption.

Thank you for your efforts in saving energy.

Since we started really looking at saving energy three years ago Jim Bunge is happy to report that as a district we have cut our energy usage by 1,700,043 kWh. So over that same 3 year span, that is equal to a savings of \$119,003.00. It's always good to see a decrease, but we will need to continue to find ways of decreasing our consumption. Electrical rates will be increasing this year. So Jim will be challenging each facility to decrease its usage by 2% this school year to help off set the cost increase.

As we begin this school year I'm continually reminded of what a great job our maintenance and custodial teams do to make our school buildings ready for the first day of school. Thanks to everyone who made this happen. This concludes our report for the month of August 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