



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

December 2, 2009

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

You will find listed below a summary/listing of the work orders and requested projects our maintenance and custodial departments have completed during the month of November.

Michelle Baumgartner from Josephine County Water and Soils has obtained a grant for the reduction of fire fuel loads around our schools. The money from this grant will go towards removing low growing brush including blackberries, low hanging limbs, thinning trees, and removing some dead and dying vegetation. Ms. Baumgartner and I spent several days identifying and flagging areas for fire fuel load removal at all of our schools. We met with contractors and Ms. Baumgartner awarded contracts for the Hidden Valley, North Valley, and Illinois Valley area schools with a local contractor from each area awarded a contract to complete work. August Hunicke will complete work in the North Valley area, Javier Orozco will work in the Hidden Valley area, and John Page will be working in the Illinois Valley area schools. Ms. Baumgartner will schedule and inspect the quality of work on a weekly basis. Brushing crews began work Monday, November 23rd at Hidden Valley High School and Evergreen Elementary.

Andy Ullrich from the Oregon Department of Environmental Quality Medford Division visited our wastewater treatment facilities to perform an annual plant inspection at each site. Ken Bennefield and I met with Mr. Ullrich and toured the Fleming, North Valley, and Hidden Valley treatment facilities. Mr. Ullrich reported that each site is and has been operated responsibly, within permit requirements, and found no violations. Thanks Ken for a job well done.

Our maintenance staff along with the district office staff met with our district's administrators for staff development training. The training centered around the diversity of our work force and the many personality traits which make up our team members. We were placed in four different groups (otters, beavers, lions, golden retrievers) and Mr. Kantola along with Ms Breckner explained to us the plus and minuses for each group. The training was well received by our maintenance crew and we all had a great time learning what makes us unique and how important it is to have a diverse group of individuals. Thanks to Debbie and Danny for the training we received.

Custodial Department:

Our custodians have settled in to the daily routine as we approach the middle of the school year. We have adjusted schedules at our three high schools to accommodate the extended night time use for our winter sports programs. Our custodial teams continue to assist building principals and staff with monthly safety building inspections, including fire and safety, slips/trips/falls, and general housekeeping issues. We are presently looking at our Christmas break project work and will be ordering supplies and implementing schedules to complete identified projects.

Maintenance Department:

The Hidden Valley area continues to operate short handed with Mr. Silva out recovering from knee surgery. We have moved Mr. Krull over from the North Valley team to assist Mr. Kaeser and Mr. Hiler when needed. As a team they continue to complete work orders and daily urgent requests on a timely basis. For example they unplugged a gutter drain system and replaced broken parking lot light lenses and installed a new condensate pump in the boiler room at Williams, replaced a sump pump at Fruitdale, repaired a roof leak in hall #2 at Lincoln Savage, and repaired damaged book shelves at Hidden Valley HS.

The North Valley/Illinois Valley maintenance team has completed several projects along with daily work orders this past month.

IVHS:

The cables were replaced that raise and lower the basketball backboards in the gym.

A new walkway was constructed leading into the portable in front of the school using gravel which resulted in a much safer entrance.

Repaired and replaced deck boards in commons.

The air line system in the metal shop was moved back by the exit door to meet fire and safety code requirements.

LB:

Replaced hallway light switches which were not working.

Repaired vandalized reader board in front of the school.

Worked with the gym teacher and principal to purchase the right amount and color of paint for the girl's locker room.

NVHS:

Hung a new "North Valley High School Home of the Knights" welcoming sign at the front entrance to the building.

Repaired the drain system for the clothes washer.

Replaced leaking vitalic couplers on the hot water heating pipes in the custodial room.

Repaired the flame igniter, replaced pressure regulator, and hot water circulation pump bushing for the boiler.

FL:

Replaced circulation pump and damaged ceiling tile.

Eliminated a "bad smell" problem in the girl's locker room by working with the custodians making sure that the floor drains have water in each p-trap to block sewer smell.

Inspected all exterior door locks and repaired where necessary.

MZ:

Repaired parking lot light which was not coming on at ni

Cleared a wastewater line and plugged toilets.

Repaired leaking sink faucets and on/off valves.

FV:

Replaced a hot water heater for the restrooms in the "Old Wing" along with repairing the Bradley sinks.

Installed a new hot water circulation pump in the boiler room.

With help from the custodian, we moved pea gravel back underneath the playground equipment.

Unplugged downspouts to the gutter system throughout the school's gutter system.

HVAC & Grounds:

This past month we have made great strides in over-coming our heating and control issues at Hidden Valley HS, Ft. Vannoy, and Manzanita. Thom Baker along with his HVAC team and the IT department have worked extremely hard to get on top of the control problems. This has resulted in less environmental concerns in our classrooms and a much faster response time when concerns arise. The HVAC team has identified most, if not all, the programming issues and are working with ABC controls and the IT department to correct these issues.

Mr. Baker has been working closely with Trane of Oregon to identify and repair control and program issues at Lorna Byrne and Fruitdale. We will be replacing control boards and re-programming the HVAC systems to get back to a fully automated system.

The grounds team has been completing clean-up projects along with winter trimming, pruning, fence line clearing and weed control. Our first grounds shed meeting was held and as a group the team worked on clearing the hillside below the baseball field @ NVHS. Mr. Baker brought chili and over lunch we discussed the winter grounds project schedule.

This is our report for the month of November 2009, if you have questions concerning this report or our departments please do not hesitate to contact me by e-mail or phone.

Respectfully Submitted

Dave A. Bracken, Director of Environmental Services TRSD

Xc: Paul Overly, ARAMARK DM