



THE LAKE AND PENINSULA SCHOOL DISTRICT

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April 3, 2019

Re: M&O Board Report

Continuing mild temperatures this last month allowed for Maintenance staff travel and overtime to be held to a minimum. During the month of March Carl Adams spent eight days at Chignik Bay, 2 days at Chignik Lagoon, and one day at Chignik Lake performing mechanical repairs, executing routine scheduled maintenance on the HVAC systems (boiler service, AHU belts, filters, lubrication) and vehicles (filters, lubricants). At the same time Carl was able to add value to the trip by working on assessments, estimating materials for work orders, and working with the custodians and temporary maintenance hires. Last month Ron Richter spent three days at Levelock, 3 days at Newhalen, two days at Kokhanok, and 13 days at Port Alsworth adding value to operations by supporting the Jamboree at Levelock, executing work orders, managing data, soliciting materials quotes, and helping with coordination and communication. Ron also made an attempt at obtaining a Level II extinguisher permit that would allow us to perform annual extinguisher inspections in house. He is awaiting the results of his test and we wish him luck.

The DEC required pursuit of Final Approval to Operate the Port Heiden water system is near completion. At this point the required Application for Water Rights and the accompanying fee are all that is holding up approval. This application will mail tomorrow. Coliform testing has been increased from a quarterly to a monthly schedule for the next twelve months. Meeting ADEC standards with Port Heiden School water will continue to be an ongoing Maintenance and Operations challenge.

The last of the State Fire Marshal corrections was completed with the extension of the fire sprinkler system into the gym equipment storage room at Chignik Lagoon. Yearly fire sprinkler, backflow preventer, and alarm system inspections were performed by North Star Fire Protection at Port Alsworth, Igiugig, Kokhanok, and Chignik Lagoon. These inspections are scheduled with the same company at Newhalen and Nondalton on April 11th and 12th. The remaining inspections for Levelock, Pilot Point, Port Heiden, Chignik Lake, Chignik Bay, and Perryville are scheduled, again with North Star Fire Protection for the 16th through the 18th of this April month.

With the close of this FY19 school term LPSD Maintenance is tasked with housing assessments for FY20. By my count, at this point, six returning staff are being transferred and 6 new hire are being added, making potentially twelve rental units that have to be cleaned and prepared for new occupancy. It is essential that adequate housing inspections are coordinated with site administrators and reported to Maintenance. Proper housing exit inspections must be completed and the resultant needs and expectations communicated. This is the only way to develop an effective work plan for housing cleaning, appliance and furniture replacement needs, and repairs.

With the current fiscal environment, little or no capital upgrades are planned this summer for the main school buildings themselves. Other than normal operational maintenance and cleaning, only those needs that are necessary will be addressed. Right now that includes window replacement in the upstairs classroom at Levelock, some glass replacement and security at Pilot Point, heat line repair at Nondalton, roof flashing assessment and repair at Chignik Lagoon, some exterior door work at Port Heiden, Pilot Point, and Perryville Schools, and continued address of the water quality at Port Heiden. As much of this work as possible will be accomplished with local labor and resources.

An address to the larger issues of asset management is in process. The Maintenance Department is working with the Business office on a formal CIP list for presentation to the school board.

As the end of the school term approaches the Maintenance Department would like to encourage continuing facility responsibility, awareness, and a certain measure of understanding. It is through the eyes and voices of the students, staff, and community that administration can truly see and hear the school sites and the villages for what they are and what they need.

Chignik Bay • Chignik Lagoon • Chignik Lake • Egegik • Igiugig • Ivanof Bay • Kokhanok • Levelock

Newhalen • Nondalton • Pedro Bay • Perryville • Pilot Point • Port Alsworth • Port Heiden