

TOLEDO SCHOOL DISTRICT

Maintenance Report – Board Meeting 05/16/2019

It has been a very busy few months for the maintenance team with our routine duties, extra projects and much needed repairs. A few of the highlights of projects and repairs that took place are:

- We were able to track down the problem we were having with boiler 1 at the Middle school. There was a flow valve that was intermittently sticking which caused the boiler to overheat and shut down. We had been operating exclusively on boiler 2 for approximately a year. We are now back to proper operation and are cycling between the 2 boilers as the system was designed to do.
- Our New VFD for AHU2 at TMS is connected and running, so the Gym has much better airflow and temp control.
- Randy was able to program the boilers at TES to bypass the problem areas that were causing the daily lockouts of the system, after a few tweaks, the boilers have been running smoothly.
- Rusty provided me with remote access so I can check the boilers/heating from home on non-work days.
- While repairing the vandal cover on the TMS sign, I noted that it had a hole in it (approx. 3”), I contacted the sign company that the sign came from as they have a lifetime replacement warranty, so after a few emails back and forth we now have a brand new face installed on the sign.
- We repaired the exterior light system at the softball complex and all lights are working again.
- We repaired the TMS Kitchen rooftop exhaust system which helps cool and vent the oven area.
- We repaired the TMS main transfer fan that circulates air between the commons and main air handler system.
- The VCT flooring in the TMS elevator was busted up during one of the basketball games, so we replaced it with carpet tiles, it looks great!
- We had the flooring replaced in the custodial closet and custodian office floor due to broken VCT and rot in the sub floor. The flooring was replaced with commercial grade linoleum to protect against future damage.
- The scotchbroom plants were removed from the TMS hillside and it has been hydroseeded to help mitigate future erosion.
- We pressure washed the concrete bleachers at TMS. The kids are enjoying them with all the nice weather, and it should look much better for cheese days.
- TES Gym and Commons floors are refinished and looking great.

TMS smoke detector full replacement scheduled for May 23/24th

Superintendent Rust asked that I include a project list for the summer months. This list is a draft of what I want our team to work towards accomplishing (with the addition of summer help), and we will get as much of it completed as we can. We have posted a summer help position on the school hiring site.

Summer Projects List

THS

Clean or strip all VCT as needed, wax and burnish
Clean and polish concrete floors
Refinish Gym floor (June/July) Exact date TBD
Sub-Soil practice field
Move goalpost on practice field
Run conduit and add plug for sump pump at baseball field
Paint goalposts on football field
Repair handrails on stadium
Deep clean school
Check window and door hardware – repair/replace as needed
Change air filters
Grease/oil motors
Repair fencing
Add post/rope fence to entry (both sides) to eliminate parking on grass
Re-Drill well (Scheduled for first week in June) and pump system update
Paint railing on high school hill path
Daily mowing and landscaping district-wide
Maintain flower beds district-wide
Trim bushes and trees district-wide

TMS

Seal and paint touch up on downhill side of building
Touch up paint on front of building

Touch up paint on front building 2
Paint/touch-ups in all hallways
Take boneyard and shop scrap to recycle/landfill
Carpet cleaning
Clean or strip all VCT as needed, wax and burnish
Clean gutters
Repaint new 6th grade classroom
Deep clean school
Check window and door hardware – repair/replace as needed
Change air filters
Grease/oil motors
Replace 1 VAV
Rewire attic lighting – currently unsafe to use
Repair/replace outdoor spigots
Repair fencing
Build up turf area along building near ramp
Refinish locker room benches (boys and girls)
Repaint walls and floors of locker rooms
Clean tile in locker rooms with 30 sec cleaner and floor machine
Paint railing on building 2
Daily mowing and landscaping district-wide
Maintain flower beds district-wide
Trim bushes and trees district-wide
Remove and replace the pillar bases on front entrance

TES

Clean or strip all VCT as needed, wax and burnish
Clean gutters
Repaint playground layouts
Remove all furniture and shelving and replace flooring in life skills room
Deep clean school
Check window and door hardware – repair/replace as needed
Change air filters

Grease/oil motors
Replace 5 VAVs
Repair/replace outdoor spigots
Repair fencing
Daily mowing and landscaping district-wide
Maintain flower beds district-wide
Trim bushes and trees district-wide
Replace downspout on garden building

CPA

Remove rotten siding – Replace and paint
Clean gutters
Deep clean school
Check window and door hardware – repair/replace as needed
Change air filters
Replace Roof
Daily mowing and landscaping district-wide

RSH

Clean or strip all VCT as needed, wax and burnish
Clean gutters
Deep clean school
Check window and door hardware – repair/replace as needed
Change air filters
Replace Roof
Daily mowing and landscaping district-wide

SOFTBALL FIELD

Pour concrete base for new sign
Check window and door hardware – repair/replace as needed
Daily mowing and landscaping district-wide
Trim bushes and trees district-wide

VFW HALL

Check window and door hardware – repair/replace as needed

Daily mowing and landscaping district-wide

Trim bushes and trees district-wide

SHOP

Replace lighting with LED fixtures

Check window and door hardware – repair/replace as needed

MAINTENANCE BUILDING

Remove old (rotten) wooden gutters and replace with metal

Paint building

Check window and door hardware – repair/replace as needed

Change air filters

Full/Partial LED conversions at TES and TMS if grant from LCPUD is recieved