

Maintenance managers report 11/16/2022

Beardsley Branch

- *As of end of today 11/16/2022 we should have all furniture delivered and installed by W.B. Mason.*
- *Computer installations have begun and are being coordinated with Anna Knorovska (Branch Manager)*
- *Refrigerator replacement cost \$1600-\$2000 per (X2). Current opening 35-1/4. Need to replace French door style with top\bottom style. 33" and up start at the aforementioned range. Slimmer models start at about \$900. (All stainless steel options from Home Depot)*
- *Our do not enter sign for the one way driveway has been knocked down .*

North Branch

- *No updates or communications on solar panel project*
- *Additional repairs have been made to potholes and damaged areas around lot in collaboration with the city.*
- *Water leak reported on 11/12 @ 2:58 p.m. from heavy rains. To be assessed. Additional information to follow.*

Newfield

- *Front door magnetic lock\job access is complete. Schedule set.*

Black Rock

- *Investigation has been completed for water damage\intrusion to façade and basement. Awaiting final report.*
- *We had to do some additional re-routing of storm drains.*

Burroughs

- ***Currently running off of one boiler. Damper on boiler #1 has to be replaced as it is not opening properly. We have shut it down to avoid potential Carbon Monoxide issues.***
- ***Last fiscal year we commenced the process of repairing old corroded pipes in sections and phases. We intend to continue with that as needed pending availability of funds as we go.***
- ***The initial stages of cabling Burroughs and upgrading its infrastructure have concluded. They will be back to continue on the next phase in about 4 weeks.***

Overall

- ***Edgertons HVAC preventative maintenance contracts have all been updated and all of our branches are covered in this agreement including Beardsley.***
- ***This years snow removal services will be rendered by Solomons House for the second consecutive year. They are a low bid city vendor. Their prices are significantly less than their competitors and they did a good job last season with no issues and great communication.***
- ***We are still operating with one vehicle. We are expecting the new van any day now and the transmission rebuild on the small van (covered under warranty) should be back soon as well. Park City Ford apparently is extremely short handed.***
- ***We are down 2 custodians as of this week. One with Covid 19 and one awaiting MRI for knee injury.***