

Maintenance Managers report 12/2023

Burroughs

- ***Edgerton repairs (4) 1- Emergency repair to broken pipe on vacuum pump\boiler feed unit. Repair made on Fri. 12/8 – Sat. 12/9 on OT. 2- Repair to Steam trap, Y strainer and piping behind 2 boiler units. Repair being made Tue. 12/12. 3- Backflow preventer to condensate return tank. Repair being made Tue. 12/12. This was also a mandatory repair as it was red tagged by Aquarion water company during recent inspection. 4- Repair to condensate return check valve. Parts on order. To be scheduled.***
- ***Saturday another pipe\check valve burst sending steam and water over many electrical components, setting off fire alarm and shutting down service elevator. Leak isolated, repair made Monday 12/18 to piping (Edgerton), McBride working on electrical issues on vacuum pump, fuses and circuit breaker. Invoices to follow. Sump pump broke down and we re-piped\repaired in house 12/18.***
- ***As of Mon. 12/11 1 of our 2 compressors seems to have seized up. Both compressors are needed to provide maximum steam pressure to make up to the top floors radiators. Repaired in house 12/18***
- ***Trane was on site Mon. 12/5 for boiler that would not fire. 2 techs. 1 controls and 1 mechanic for 8 hours. Invoice to follow.***
- ***Trane will be here Wed. 12/13 for a full assessment to update all or controls, devices, software, etc. Our system is obsolete and by updating it would better allow us to control temps in specific zones efficiently. This may come with mechanical upgrades and adjustments as well. Plan for 2024 fiscal year.***
- ***Smoke detector beams\Fire panel issues repaired by Firetech on Thurs. 12/7. Returned on Wed. 12/13 to finalize programming in panel. In addition elevator sensors and smoke devices needed repair. Additional invoice to follow.***
- ***New leak in administration bathroom. In house assessment made yesterday. Minor repairs to follow. May bring in A preferred to assess leak in office bathroom and Tech services storm drain area.*UPDATE; as of Monday 12/18 office bathroom still leaked. No water in Tech services.***

- *We have put together a basic procedure for fire drills prior to our safety committee meeting Thurs. 12/14. This consist of listing chain of command, roles\assignments and proper exit points and evacuation strategy. Nothing to detailed just something to get the ball rolling and to work off of.*
- *Window bid went down by eliminating 3rd floor of Broad st. side only* from \$729,770K to \$714,470K using Quaker windows or \$649,247K to \$634,247K using Kawneer windows. Not a very significant drop considering we'd be dropping 8 windows. Apparently we are holding off on the window project and maybe reconsider for next year?*

North

- *Roof quote from Tremco. Whom have a State contract and would not have to come out to bid was for \$373K. We received an updated quote from 2015 for about \$105K from the 2001 company (yes, that's their name). This was given to us sight unseen and it was for 17,500 sq. ft. vs the actual 21,150 sq. ft that are needed. Met on site with owner on Thurs. 12/14 8am to do a proper assessment and quote. This will probably have to go out to public bid since its over 25K*
- *Drainage issues and potholes being reported again at North. I will contact the city and see if we can get assistance on one or both matters.*

Beardsley

- *Beardsley had an emergency electrical issue and we had electrician come out and replace breaker. Invoice to follow.*
- *We will be removing 2 of the bike lockers this week.*

Newfield

- *The radiant flooring is not working the way its supposed to and reports of cooler temperatures from the adult room. I have reached out to ESC for service. They came out and replaced a sensor. Invoice to follow.*

Black Rock

- *Air quality test reports came back all clear. I have forwarded copy of report to Margaret.*
- *Zero water intrusion to the basement for 3 consecutive strong storms.*

East

- *New signage for parking lot. Designating staff parking, visitor parking and handicapped parking soon to be installed.*