

TSD Maintenance and Operations Report

January 2023

THS

Replaced the dust collection system motor, it's much quieter and runs a lot smoother.

We have been working through multiple heating issues in the building; issues have ranged from programming being lost due to power spikes & loss, failures due to design, and boiler kick-outs from air in the lines. We are waiting on 2 modulation valves to finish the repairs on RTU2 & 3.

A new isolation valve was added to the boiler system to cut them out of the loop when the chiller is operation. This was added as we were having extreme condensation issues whenever the chiller came online. I anticipate that this change in design will eliminate further condensation issues in that loop.

We have a warranty claim in on one of the new heating circulation pumps that is leaking.

We have been working with Jones and Roberts to help track down roof leaks at the outside window bank near the library, the family consumer science rooms, and the hall by the kitchen.

The leak by the kitchen should be resolved now, the FCS leak has been temporarily sealed, but we are expecting a new seal for the turbine vent to seal it correctly. The window issue is still being investigated.

We had 2 fire alarms that were caused by the popcorn machine which was located in the hallway bordering the commons. We have moved the popcorn machine into the concessions room, and added a 30a circuit to support it. We will be working on increased venting for that space.

We completed the drywall and ceiling finishing in the football storage building, this will give increased storage capacity for sports programs in the football/soccer/baseball area.

TMS

Cleaning and reorganizing ongoing in the maintenance shop. Lots of repairs at TMS (i.e. holes in the walls, broken fixtures, replacing pipe sections etc.) - it's kept us on our toes and very busy.

Floor refinishing completed on the gym floor.

We had a leaking pump on the heating system that had to be rebuilt; the anti-slam valves were also rebuilt as they had broken springs and flappers. The boilers have had their yearly inspections and the flame diffusers in both boilers have been replaced. We do have a couple other issues to resolve, but nothing that should affect daily operations.

TES

Heating repairs are ongoing as parts arrive. We have maintained heat by running the system in manual mode (for the last 4+ months) which requires daily adjustments. The parts are due to arrive sometime in February or March.

Re-graveled the back road bordering the park. Thanks to Mike at the City for leveling it out for us!

Created a gravel parking area at the new portable.

CPA

Moved a portable office from TMS to CPA and connected it to power. This gives them a quiet place for the counsellors to utilize.