

Facility Update – January 2025

Snow Cleanup and Safety

- Parking lots, sidewalks, and steps have been cleared of snow and are being treated with salt multiple times daily to ensure safety.
- **Inside Challenges:** Salt tracked indoors is creating additional cleaning demands, including a white film on tile floors, furniture, and desk bases.

Floor Maintenance

- A new chemical specifically designed to neutralize salt residue on tile floors has been purchased. Custodians are being trained to use this product effectively to remove the film.
- Roberto is running the floor machine throughout the day to manage the residue and improve floor conditions.
- Caution is advised when floor signs are present, as the floor machine may leave a slight residue of moisture.

Room 200 – Front Office Moisture Issue

Thanksgiving Break Efforts:

- PuroFirst provided equipment over Thanksgiving break to dry out the walls after repairing ceiling leaks and ensuring no vulnerable roof areas.
- Despite five days of drying, walls remained wet, and PuroFirst suggested a potential issue with the valley area on the roof where two roof sections meet, directly above the affected walls.

Christmas Break Roof Repairs:

- Robert from Highland Roofing inspected the valley area with me and identified deterioration and holes in the underlayment.
- During Christmas break, Highland Roofing reinforced the area, installed new underlayment, and rebuilt the valley to address these issues (see attached photos).

Current Status:

- After roof repairs, PuroFirst returned with drying equipment, leaving it in place during recent snow days to provide extended drying time.
- Walls remain wet, with moisture levels at 50% on the upper wall and 90% on the lower wall near the floor. This suggests water may be moving downward but is not actively coming in.
- The thick paint and plaster coating may be holding moisture in the walls, as the exposed area beneath the window is dry.
- Julius Schnurr & Sons sanded the outer paint and plaster layer to allow moisture to escape. John will return Wednesday to measure the moisture levels and determine the next steps.
- Photos of the repairs and progress are attached for reference.

Room 206 – Amber Elder's Room

- Repairs were performed over Christmas break to address issues with the ceiling.

- The ceiling is now sealed, and cast molds were taken for the previously missing area.
- Work will be completed by Julius Schnurr & Sons over winter break.

Room 204A – Sara Wiles’ Office

- The fan coil unit in Room 204A is not working and will need to be replaced.
- The initial quote for the replacement was a little over \$7,000.
- Jason Alvey from CPS will inspect the unit today and provide an additional quote, with the hope of reducing the labor cost.
- Heat is currently being provided by the attic unit, supplemented by space heaters to maintain a comfortable temperature.
- Efforts are ongoing to resolve this issue as soon as possible.

Room 110 – Furnace Closet

- The drywall inside the furnace closet has been completely removed due to suspected moisture issues caused by brick dust.
- Insulation has been placed between the brick wall and the inside of the closet, and the area will be monitored.
- Over winter break, the wood will be treated and sealed to allow any paint odor to dissipate before staff return.
- I have reached out to Metric for testing, as recommended by PuroFirst, but due to delays in their response, I decided to remove the drywall.
- No visible growth has been found in the frame or surrounding areas, and I believe the issue was confined to the drywall. Testing will proceed if Metric deems it necessary once they respond.

Elevator Communication Line

- Over Christmas break, the elevator alarm repeatedly sounded due to a communication failure with the phone line.
- The elevator itself is functioning properly; the issue is with the AT&T phone line.
- Kings III is scheduled to install a new cellular phone line and abandon the AT&T line entirely on January 20.
- If the elevator alarm sounds during the day, please notify me or Roberto, and we will silence it.

Middle School Hallway Floor (Near Elevator)

- The floor outside the elevator leading to the cafeteria was opened to replace the condensate return line. Concrete was poured to repair the floor.
- Currently, the area is covered with an adhesive mat while we wait for matching blue tile to arrive.
- KV Flooring was unable to source the tile in time for Christmas break; installation is scheduled for winter break.
- The entire hallway will be closed for a full day during installation and waxing. A notice will be sent to everyone ahead of time.
- For now, the adhesive mat will remain in place.

Light Switch Outside Middle School Elevator

- The automatic timer switch outside the elevator on the middle school level leading to the cafeteria stopped working.
- Bruce from AES is scheduled to replace the switch this morning.
- While on-site, Bruce will also inspect the breakers for Deborah Sloan's room, as they are frequently being stripped during science experiments.
- Solutions to prevent future breaker issues will be discussed.

Auditorium Renovation Project

- As the auditorium renovation project was complete, the state inspector has requested a letter of suppression for the sprinkler system beneath the stage to close this permit.
- James from Alpha Mechanical is scheduled to visit this morning to obtain the necessary drawings for his permit.
- Once the letter is submitted, the state inspector will be able to close the file on the auditorium renovation.

Middle School Restrooms – Plumbing Issues

- There have been plumbing issues in the middle school restrooms due to significant clogging.
- Pat with HMC ran a camera through the manhole and into the restrooms yesterday, identifying the problem.
- He will return today to continue cleaning the lines to prevent future backup incidents.

Kitchen – Ceiling Leak

- A minor ceiling leak has been identified in the kitchen.
- Our plumber is investigating whether the leak is from the pipes or the roof vent where the pipe exits.
- A tray has been placed inside the drop ceiling to catch any water and prevent it from dripping onto the serving table.

Gym Louvers Replacement

- The louvers in the large gym need to be replaced.
- The initial bid received exceeded \$20,000, requiring additional bids for price comparison.
- Jason Alvey with CPS will be on-site today at 3:00 PM to inspect the louvers and provide a quote.
- This quote pertains only to the louvers themselves and does not include repairing the pit marks in the wall between the louvers caused by last year's damage.
- Wall repairs will be addressed separately in the near future.

Upcoming Events and Custodial Team Efforts

- **Governor's Cup** begins this afternoon and continues on Saturday.
- **ACT Performance Preparation:** Increased activity is occurring in the auditorium, front hallway, and 4/5 area as the performance date approaches.
- With Governor's Cup, basketball games during the week and weekends, and the play preparation, this is one of the busiest times of the year for the custodial team.

- The custodians are working hard to maintain the facility, but with events occurring on Saturdays and Sundays outside their regular cleaning schedule, challenges can arise.
- Please notify me of any concerns, and I will address them with the team. This young crew is still in training and is working diligently to meet expectations and learn the APS way.

I believe this covers the majority of what is going on this week at APS. I may have missed a few things in preparing this report so if you have any questions or concerns, please do not hesitate to reach out to me.