

Yorktown Central School District
Office of Operations & Maintenance

DATE: December 1, 2006
TO: Board of Education
FROM: Dennis Verboys – Director of Facilities
RE: Building Maintenance Projects – December Update

Below is a list of building projects that were completed and assigned pursuant my monthly meetings with the principals and head custodians:

French Hill:

Completed

1. Ford tractor repairs completed (plow and deck assembly).
2. Misc. items as they related to loss of electrical power on November 7th.
3. Pilot test to remove expansion joint caulking.
4. Traffic control for open house (300+ parents attended).
5. Phase 2-6 bond work prioritization was accomplished.
6. Wood mulch for K playground was delivered to site.
7. Four (4) security cameras were installed.
8. Repairs/maintenance conducted on leaking boiler tubes.
9. In-house replacement of lighting ballasts at misc. locations.
10. Received proposal for kitchen equipment.
11. Exhaust fan belt replaced.
12. Replaced air handling filters for cafeteria unit.

Tasked to be done

1. Repair shingles on shed roof.
2. Awaiting 3rd roofing repair proposal for front canopy and cooling tower roof.
3. Install/replace exterior wall-mounted lights.
4. Review proposal for stove and other commercial kitchen equipment with food service manager.
5. Installation of intercom and buzzer system at Lobby and Enrichment-entrance doors.
6. Boilers to be cleaned, tubes tested (eddy current), and ultrasonic testing performed on steel.
7. Misc. plumbing issues including leak on pipe outside Room 15, bathroom faucet repairs near cafeteria, and hot water circulating pump needs replacement/motor rewinding.
8. Ceiling UV in Room 21 needs repairs to noisy fan unit.
9. Wood mulch for Grade 1/2 playground.
10. Remedy new light pole fixture – intermittent lighting.

Brookside:

Completed

1. Installed new chair railing in annex corridor (special project).
2. Seal-off duct opening in wall at band room.
3. Repaired sheetrock around light fixture in center of library (high ceiling).
4. Demolished vacated concrete block structure in rear parking lot (former fueling depot).
5. Four (4) security cameras were installed.
6. Traffic control for Golden Guests Day.
7. Relocated piano from Mohansic to Brookside School.
8. Replaced broken sign post in front of school.

Building Maintenance Projects – December Update (Cont'd.)

Tasked to be done

1. Paint lower half of wall, following chair rail installation (over school recess).
2. Install mulch border along pressure-treated wood trim surrounding playground (per NYSDEC).
3. Replace rubber playground surfacing material with wood mulch.
4. Fill-in gym glass block that is broken.
5. Installation of intercom and buzzer system at Lobby and Enrichment-entrance doors.
6. Boilers to be cleaned and engineer's analysis to be conducted.

Mohansic:

Completed

1. Installation of replacement pressure regulator valve in boiler room.
2. Domestic hot water pipe repaired in main corridor.
3. Relocated electrical outlet for A/C in Psychologist's Office.
4. Pruned pine tree in front of school for security control measures.
5. Traffic control for Mohansic Open House.
6. Playground inspections completed – report forthcoming.
7. Asbestos Abatement on pipe installation in Speech/Language room. Removed concrete block on heat piping.
8. Removal of dead maple tree (K playground).
9. Security system – boxes are in, wiring is complete and cameras are mounted.
10. Assembled cart for Smart Board.
11. Repaired fan for kiln in Art Room.
12. Installed electric to new welcome sign.
13. Boiler cleaning and tube testing (eddy current) completed.

Tasked to be done

1. Trim/prune front shrubs and plants overhanging sidewalk.
2. Install additional wood mulch for playgrounds.
3. Install additional “rubber” playground surfacing at kindergarten area.
4. Furnish 3 new computer drops for reading suite on 2nd floor (terminate in Computer Lab).
5. Re-route computer cables in center stairwell (enclose in existing electrical raceway).
6. New phone-line installation following COA approval in room 213.
7. Replace faculty faucets. Paul will go to Greenburg on Wednesday, 11/29/06 to pick up parts.
8. Send truck to dispose of cages for windows that are stored in stage area.
9. Review indoor air complaint with BOCES Representative.
10. Relocate former Mohansic sign in place of tree that was removed (K playground).
11. Retreat pressure treated lumber in front play area.
12. Perform ultrasonic boiler steel tests.
13. Get information regarding public phone use (booth) in hallway.
14. Provide Paul with four (4) new privacy locksets for corridor bathrooms.
15. Discussed possible Summer 2007 projects (including painting of main office and computer lab, and bond work – electrical panel upgrades, ceiling and lights for gym, cafeteria, and corridors).
16. Ultrasonic boiler steel testing to be conducted.

Building Maintenance Projects – December Update (Cont'd.)

Crompond:

Completed

1. Seal-coated asphalt playground and bus loading area re-lined. Additionally, the PTA had artwork stenciled on this surface.
2. Relocated 'no parking sign' at cafeteria entrance.
3. Completed 'Big Toy' playground repairs.
4. Completed swing-set footing repairs/replacement and added wood mulch.
5. Repaired light switch in girls gang bathroom.
6. Fixed fire door closure in 3rd grade corridor and annex bathroom.
7. Repaired exit doors at kitchen area.
8. Cleared all building perimeter storm drains.
9. Installed 2 whiteboards in Rooms 34 and 13.
10. Completed drainage work along building line from Boiler Room.
11. Replaced exit signs at cafeteria.
12. Boiler cleaning and tube testing (eddy current) completed.

Tasked to be done

1. Additional ground cover required on swing set footing – per playground inspection.
2. Obtain price to facilitate ductwork intake (via exterior window) servicing HVAC unit in classrm 8.
3. Furnish and install magnetic hold-openers for annex corridor doors.
4. Repairs to gym supply fan motor required.
5. Replace 2 basketball backboards and possible support polls.
6. Remove coyote fence at rear of building.
7. Installation of intercom and buzzer system at Lobby and Enrichment-entrance doors.
8. Misc. classroom repairs to noisy UV's (note: heavy objects should not be placed on top of units).
9. Repairs to leaking boiler tube.
10. Install new VCT flooring in Faculty Room (following successful completion of drainage work).
11. Repairs to door closures in cafeteria and new doors for kitchen servery area.
12. Replace office Nextel/Sprint phone.
13. Provide magnets to be used as door stops for intruder safety drills.
14. Monitor possible window leak in Room 21.
15. Install new smart board in Rooms 15 and 21.
16. Change HVAC filters serving cafeteria and gym.
17. Investigate potential PA problems throughout (Sound Equipment Service).
18. Investigate potential clock problems throughout (Simplex Grinnell Service).
19. Repair drinking fountain outside of gym area.
20. Ultrasonic boiler steel testing to be conducted.

YHS:

Completed

1. Installation of new window in ISD room.
2. Stripped and refinished gym floors for winter sports season.
3. Installed kitchen steamer.
4. Installed new ice making machine (kitchen).
5. Installed new exterior locksets for new LGI classroom (keyed to existing building exteriors).
6. Hung four (4) new team locker room doors (boy's locker room).
7. Relocated exit sign in basement corridor (fire report).
8. Replaced door glass (tempered) in gym corridor.

Building Maintenance Projects – December Update (Cont'd.)

Tasked to be done

1. Install shelves in former ISD room (current location for 'seeing impaired' workroom).
2. Repairs to electronic message board in cafeteria (via outside vendor).
3. Discussed plans for faculty dining room expansion and location of future Life Skills Classroom.
4. Repairs to center mullion at front doors.
5. Install electric for (2) relocated art kilns.
6. Repairs to hot water piping leaks at Room 307 and Special Ed. Offices.
7. Repairs to roofing leaks at breezeway and cafeteria corridor, and coping repairs at new library.
8. Introduce new outside air ductwork and fan to art classroom 317 (via contractor).
9. Furnish and install new window A/C for Business Office including new dedicated electrical outlet.
10. Repairs to water fixture in Room 404.
11. Repairs to floor/wall hole in rear of English Department Office.
12. Install new indoor batting cage in gym.
13. Installation of intercom and buzzer system at Lobby and Administrative Office Entrances.
14. Re-secure gym wall mats.
15. Furnish and install new sound proofing at Orchestra and Jewelry Rooms.

MESMS:

Completed

1. Completed installation of new security cameras.
2. Re-graded along EMF trenches at east side of building.
3. Relocated EMF cable in concrete door apron at rear of building.
4. Misc. boiler maintenance and repairs.
5. Misc. classroom faucet repairs.
6. Replaced acid feed pump for pool.
7. Prepared equipment for snow removal.
8. Misc. lighting ballast replacements.
9. Replaced 2 toilet flushometers.
10. Misc. locker repairs in boy's and girl's locker rooms.
11. Assembled furniture for faculty/staff.
12. Removed defective fan blower motor from vestibule heater.
13. Relocated gym PE equipment to rear storage garage to make room for H.S. cheering mats.
14. Re-installed new sheet metal exhaust fan housing unit on rooftop.
15. Completed misc. staff requests in main office log book.
16. Repaired roll-up doors at exterior gym equipment room.
17. Replaced entrance sign at MESMS driveway.

Tasked to be done

1. Install new classroom whiteboards (special projects) – rec'd notice that boards were shipped 11/28.
2. Erect new art room partition with double doorway.
3. Replace roll-type filters in penthouse HVAC equipment – possible bond work.
4. Obtain 2nd quote for gym partition vinyl facing.
5. Complete locker room floor tiling repairs (by Contractor).
6. Installation of intercom and buzzer system at Lobby.
7. Reinstall misc. fan motors that have been rebuilt.
8. Relocate commercial washer/dryer units to rear garage (to be surplus).
9. Replace drinking fountain in 200-corridor.
10. Boilers to be cleaned, tubes tested (eddy current), and ultrasonic testing performed on steel.

cc: COA

dmv