

Maintain and Operate

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Hit the ground running...

- What affected most people?
Maintenance **Help Tickets**
- Scheduled **Daily 9am Meetings** with all Maintenance and Grounds Crew; **Mondays 2:30** with PM Custodial Shift
- Established **Consistency and Communication** between ourselves and staff
- Three major **projects** in process

Irricloud Project

- Web Based Irrigation Control System
- Local Company based in Leavenworth
- Allows users to control irrigation schedule through cell phone or computer - “brain” plugged into our pumps
- Grounds crew maintains approx 35 acres of land, spread out over the community; 9 separate areas of potential landscape
- Irrigation is labor intensive; time consuming; all by hand
- Lease Service / Year \$3280 - good warranty
- Purchase \$9230 - one time fee, we own all the parts

MOE Columns Project

- Deterioration of exterior concrete columns in front and back of MOE building; base of the columns
- Hired a Certified Structural Engineer to inspect and report
- Findings - Most traveled walkways into/out of the building, heavily salted during winter months. Salt seeps into concrete through ice and snow that rest up onto the columns that cause the corrosion.
- Despite the corrosive damage, the columns remain sound for support.
- Repair Plan
 - Stop using corrosive salt - switch to a different brand (organic, natural, pet friendly)
 - Temporarily wrap columns in plastic from further moisture and salt irritation
 - Summer weather and temperature will allow us to clean, restore and protect the columns

PUD Project

- Uptick in power “blinks” have cost LCSD - constantly having to reset HVAC systems, loss of units/compressors and hard to get parts, food, irrigation timers
- Centralized at the HS
- Decided to reach out to PUD for a conversation about our power quality issues
- Met with representatives for a very productive meeting, learned a great deal
- Blinks, Reclosure Devices, Animal Guards
- Plan
 - PUD will place a data recorder on the four meters on the back of the HS for almost 2 months.
 - Start a log (date & time) of any power interruptions
 - Regroup at the end of the year

Questions?