

To: City Manager/City Council Members
Fr: Kevin McIntyre, Facilities Maintenance Manager
Date: September 30, 2022
Re: September/October 2022 Staff Report

Facilities Management Division –September has proven to be a very busy month in the Facilities Division. The Recreation Center is getting busier and busier. We are waiting to hear back from two different contractors regarding replacing some valves in our pool and spa pump room that are no longer functioning as designed. One of the two contractors is also putting quotes together to replace our filters for the Indoor Leisure and 8-lane pools. We will evaluate the quotes when we receive them. We had a concrete pad poured in the back of the Recreation center to place the deliveries of pool chemicals. This will ensure our deliveries do not get placed in front of our doors limiting egress. We also had two strips of concrete poured in the front of the facility to provide safer access when approaching from the south of the building. Our boiler for the IDLP was locking out and shutting itself out. Our plumber changed the ignitors on the unit, and it has seemed to help as it has not locked out since this change. Staff is keeping an eye on it to make sure it continues to heat as designed. We had another volunteer night at the Recreation center which included City Finance, the City Manager’s Office, Code Administration, the City Clerk’s Office, Councilor Gabriel and Parks & Recreation staff. We focused on weeding some of our river rock as well as spreading mulch around trees and cleaning out the drainage that goes from the Recreation Center parking lot towards the Ice and Event Center. This was another successful night of team building and improving our curb appeal. The Ice and Events center is up and running its fall programming with ice. Staff continues to support I&E staff daily. We had an electrician looking at an electrical issue with one of the breakers at I&E. An adjustment was made to the breaker, and we have not had a tripped breaker since that adjustment was made. Facilities as well as the staff at I&E continue to keep an eye on that breaker. The City Hall rooftop unit is having a second compressor replaced the last week of September. This unit is on the roof top of the Annex but does provide the cooling for City Hall. This unit developed a leak in the system and is being fixed at the same time the new compressor is being replaced. This unit is a two-sided system including 3 compressors on each side. The unit is designed to run one side at a time alternating sides. While the repairs are waiting to happen, we do have one side of the system up and running. The City Hall basement Data Room mini-split AC unit has come in and has been placed on the City Hall roof. This install will take place as soon as the install for the chiller compressor is complete. The LPD “make up air unit” had a bearing go out on the exhaust side of the unit. Parts have been ordered and it is scheduled to be fixed the first part of October. The Facilities Work Order system received sixty-six (66) new work orders in the month of September, with twenty-one (21) currently open. A total of forty-five (45) work orders that were completed in September.