



THE LAKE AND PENINSULA SCHOOL DISTRICT

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May 1, 2025

To: Lake and Peninsula School Board

From: Tim McDermott

Re: Maintenance Report

Spring has sprung and the snow is receding, revealing the wear and tear of a brutal winter. Generally, as the academic year concludes, our typical transition toward school and housing maintenance—including deep cleaning, grounds maintenance, and minor repair is underway. For the third consecutive year, however, this activity has been scaled back as result of budget constraints. During the final week of operations, our focus remains on an efficient closure using existing classified staff. Under the supervision of the principals, the custodians will work an extra week with the goal of having as orderly, accountable exit as possible. Final plans for summer facilities use are being discussed and communicated but are not yet collectively defined. Housing exit checklists are already being executed by the principals and head teachers in an attempt to get as complete of information as possible on our apartments so the effort of preparing them for new occupancy can be efficient. This information will be used to communicate and assess the realities of deep cleaning, fixture/appliance/furniture/interior finishes. There are 48 active housing units in the district. We need to clearly define and communicate the specifics of apartment exits, and anticipated summer occupancy. This information, together with current maintenance requests, will help define the work for the summer.

Projects List LPSD

District Wide

Attendance and oversight for the Four Months of Operational Closure:

1. Summer Use/Summer Mail, Communications
2. Summer Cleaning
3. Minor Repairs
4. Grounds keeping
5. Exterior Paint
6. Boardwalks

Summertime Operational Asset Maintenance:

1. Boiler Clean and Service
2. Air Handler Service including flushing and cleaning of air handler coils and heat exchangers.
3. Fuel System Service
4. Vehicle Service

Assessments / Renewal Replacement Schedules:

1. Playgrounds
2. Fuel Facilities
3. Housing Upgrades
4. Doors/Hardware/Security
5. Heating and Heat Distribution
6. Drinking Water and Distribution
7. Wastewater Distribution
8. Electrical Upgrades

PTA

1. Mechanical Room Weatherization
2. Mechanical Room Bat Abatement
3. Generator Re-commissioning
4. Apartment Remodel/Upgrade (PTA 1, PTA 3)
5. Gym Lighting
6. Upgraded fire panel
7. Gym Floor Repaint

NON

1. School Water Upgrade
2. Fuel line bypass repair
3. Site Drainage

NEW

1. Back Door/Classroom Ceiling Leaks/Gym Ceiling
2. Carpet replacement throughout School
3. Office/Copy room Upgrade
4. Drinking Water Upgrades
5. Fencing and Grounds
6. Replacement Pickup Truck
7. Student Store

KOK

1. Sewer Lift Station controls and Wiring.
2. Gym Lighting-LED conversion
3. Door Hardware and Security
4. Additional Housing

IGI

1. Sprinkler System Repair
2. Gym Bathroom update
3. Upstairs window replacements

PTH

1. Exterior door replacements
2. Control Upgrades for Septic
3. Remove Old playground
4. Drinking Water
5. Housing Upgrades
6. Outbuilding
7. School Interior Finishes

LAK

1. Sprinkler System Repair
2. Domestic water controls
3. EOne septic tank install
4. Heat in Shop
5. Floor repair at gym exits
6. Flooring in school commons
7. Boardwalks
8. Fencing

LAG

1. Boiler replacement
2. School Roof Repair
3. Housing Upgrades
4. Boardwalks
5. Gym Bathroom Upgrades
6. Fencing

PVL

1. Window Replacement (2 at school, 1 at housing)
2. Exterior Envelope Repair (between shop and school)
3. Gym Lighting upgrades
4. Housing Upgrades
5. Boardwalks

Supplied Work Orders

Boiler Replacement at Chignik Lagoon (WO-56)

Install Expansion Tank in Chignik Lake Boiler Room (WO-54)

Lift Station and Piping Replacement from 2 Bedroom Duplex at Chignik Lake to Main Vault (WO-71)

Districtwide Fire Extinguisher Replacement (WO-26)

Return Nondalton School fuel lines, filters, and controls to designed operation after emergency repairs (WO-17)

School Windows to Replace at Perryville (WO-70)

Exterior Doors at Chignik Lagoon Housing (WO-69)

Commission Backup Generator at Port Alsworth (WO-65)

Domestic Water System at Chignik Lake Pressure Tanks and Controls (WO-68)

Install Cabinet Unit Heater in Chignik Lake Shop (WO-67)

This is a summary of the work to date. The primary challenge remains labor. Historically LPSD has utilized local staff who serve in classified roles during the academic year and transition to maintenance during the summer. Maintaining this practice is a strategic investment; it ensures consistent operational support while allowing limited itinerant maintenance resources to focus on supplied projects and asset management.

Safety and Compliance Worklog:

Still refining new work order program
Worked with borough on building appraisals
Submitted documentation to our insurance provider for rebate program
CIP workshop in Anchorage
BRGR PM Subcommittee meeting and discussions
Fire Extinguisher replacement and cataloging districtwide
Scheduling and rescheduling fire sprinkler inspections
Staging work and site visits for May
Worked with village of Igiugig on grant
Assisted with staging Park Service meeting at King Salmon office

Maintenance needs are best communicated by sending an email to maintenance@lpsd.com with a description of the problem or request, information such as make/model numbers, and pictures if possible. Maintenance is also accessible by office phone, 907-268-6401 ext. 228, or by cell phone contact, 907-469-0460 (Tim) 907-469-0473 (Carl). Thank you for your continued communication and support as the Maintenance Department strives to provide safe, healthy facilities for our staff, students, and communities.