

Facilities July and August 2023

Other stuff: The option became available to save from 10 to 20% off our Schindler elevator bill by extending our contract. We also pay a separate price for our one- and three-year testing so I called and asked Rawson if we could get a discount if we combined all our testing into the contract. We were able to include the testing in the contract and extend it by 10 years without an increase in our bill. They have been taking care of the elevator since 2003, our new contract will expire in 2038.

Roof: No new update.

Avenue Shops:

Trelfa Gallery:

Meridian contracting:

Church: Nate applied the stain to the floor in the church, during the process we ran out of the oil base stain. To get more oil base stain, we learned that it is no longer available to the public. Our only option is a water-based stain. We did try to color match the stains but we did not have any luck so we blended it the best we could, it looks fine, and it will fade over time.

Cabin:

Wilson G:

D.N.M.H: Meridian removed the ceiling, insulation, and lighting. They are now installing metal studs and 2inch thick insulation boards on the two exterior walls and windows. The walls will be finished with drywall. During this process, some cold air returns were not covered up causing the fire alarm to go off a couple times. When Total Fire comes to do the repair on the outdoor alarm, they will clean the smoke detector if needed that is located inside the cold air return.

Great lakes fisheries: For the Chinook we are just waiting for Todd to give us a start date. Along the wooden deck I installed some old power poles to hold up the poster that we had on 2x4s, eventually we will mount the poster to treated lumber and affix them on an angle so you can read them from a wheelchair.

Ground Care: The red bridge got a new coat of paint along with the parking lot lines. Next month I hope to have some prices for a new snowblower.

HVAC system: In July, the building felt cold and damp. Chris sent a e-mail to Kevin regarding the coldness in the building being it was a weekend and I followed up it on Monday with a phone call to Jeff and Kevin. After Jeff spent a couple of hours looking through everything and having multiple conversations the decision was made to increase the water temperature in the boiler hot water loop and not use the unoccupied command in the evening. When the system is in unoccupied mode it is only to control the temperature, so every morning the system is trying to catch up with dehumidification making the building much colder. It has been about a month since the changes were made. The staff and visitors have noticed that it does not feel cold or damp in the museum, however with these changes I think we may see an increase in the power and gas bill.

One of the hot water circulation pumps started to leak in the early morning in the boiler room. When I arrived, I closed the water valves going to that pump and called Lakeshore Plumbing and heating. Brian from Lakeshore came on the same day and removed the pump to make sure it could be rebuilt. This process took about a week to get it up online.

I have also made a phone call to Temperature controls out of Travers city to have two gaskets and the Burning chamber cleaned on the boiler. I am still waiting for a quote from them.

On 8/14/2023 I found a puddle of water on the floor in the kitchen. The puddle was coming a valve in the ceiling that controls the heat for Sarah's office. A phone call was made to Control solutions for the repair. They came over as soon as they could and repaired the valve. I could not make the repairs because it is with the boiler system.

Up Coming Yearly test

- Our CSD-1 test is due March 1st, 2024, for the boiler system. They charge. \$ 70.00 an hour.
- The state inspector will be here March 1st, 2025, for the boiler system.
- The state elevator inspector will be here in July 2023
- Annual Fire Sprinkler test 12-2023
- 5-year internal Fire sprinkler test 2027
- 10-year sprinkler head test will be 2032
- Schindler contract expires 2038.

Thank you,

Matt Klimczak