Aug 21 - Building Work List / Projects

From: M Bret Blackford (bret_blackford@yahoo.com)
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Date: Friday, August 21, 2026 at 09:06 AM CDT

Tom,

Getting the work list out again. There are still several items from the emails below, along with a few newer things we've talked about recently.

For now, think of this as our **running project/backlog list**. **With your current work restrictions, please only work on items that clearly fit within those restrictions.** We can hold anything else until you are released to do more.

A few items to add or keep on the list:

- **Clean and organize the various cabinets/storage areas.** Where practical, group electrical, plumbing, mechanical/HVAC, etc. into their own areas.
- **Continue cleaning out unused material** from the shed, cabinets, closets, behind the baptistry, and other storage areas. My general thought is that if we do not expect to use something within the next several months, we probably do not need to store it.
    - If you see something you think we should keep or are unsure about we can discuss it before anything is thrown away.
    - Feel free to take home anything we are getting rid of, such as gas trimmer and mower in shed.
- **Replace the light fixture in the 3rd-floor roof-access room.**
- **Plan the driveway/parking-lot crack repair and sealing** for the north administrative parking area and west gym parking area. I'd like to figure out:
    - What crack filler we should use — perhaps try a couple products in small areas.
    - What sealer we should use.
    - How we would restripe the lots afterward.
- **Check for loose electrical outlets in the gym.**
- **Paint Room 112A.**
- **Paint the steps and handrail at the west gym stairs.**

There are also still several of the earlier items below that we can keep working through as time, weather, and your work restrictions allow.

No need to try to knock all of this out at once. I mainly want to keep a current list so we can work through things in a reasonable order and not lose track of them.

Thanks, Tom.

--- Bret

On Sunday, July 12, 2026 at 07:00:39 AM CDT, M Bret Blackford <bret_blackford@yahoo.com> wrote:

Tom,
Here are some of the projects we talked about last week ...

1. ~~Wash inside & outside of windows in 3rd floor classroom (room with roof access)~~
2. Paint handrails on 3rd floor entrance steps
3. Add an electric outlet somewhere in 2nd floor elevator vestibule by exit door/water-fountain area.
4. ~~Add electric outlet in 1st floor exit area in stairwell~~
5. Finish auditorium window well repair
6. Repair cracks in cement in north sidewalk
7. scrape and paint where needed at rental houses: facia, door & window trim

I would like you to start with #1, but work these as weather allows.
--- Bret

On Wednesday, July 1, 2026 at 10:58:11 AM CDT, M Bret Blackford <bret_blackford@yahoo.com> wrote:

Tom,

Just a quick update on a few building items from today. I attached a short photo PDF for reference.

I vacuumed several of the non-standard exit and access areas, including the 2nd floor vestibule, 2nd floor exit, 1st floor stairwell/exit landing, and the 3rd floor roof access room. I think we should add these areas to a light quarterly check/cleaning routine. It would help with bugs and dirt, and it would also give us a regular chance to make sure miscellaneous items are not accumulating in exit/access areas.

There are still some things in the 1st floor stairwell exit and 2nd floor exit that can probably be thrown away or moved elsewhere. Let’s discuss before we discard anything.

I also did another round of ant bait treatment at the South and North exterior entrances. I will continue to monitor those areas and see whether the colonies appear to be shrinking or dying off.

I also got on the roof to sweep up some goose poop and check the AC drainage. The roof and AC units looked okay to me. I did not notice any water issues. I think some of the water we have seen may simply be accumulating overnight or early in the morning because of the heavy humidity and dew.

On AC filters, the 4th floor chair closet still has quite a few filters stored. When those are used, please do not automatically order more. I would prefer that we not keep a large filter inventory on hand. We can check the units and then order the needed sizes when the filters actually need replacement. That may mean looking at the units twice, but I prefer that over storing a lot of filter inventory at the building.

A few follow-up items:

- **Freezer:** Any movement on contacting a service agent for the Atosa freezer?
- **North office entrance tree:** As you know, the tree in front of the office near the north entrance is dying. If you have time, please trim the dead branches. It may eventually be better to take the tree down, but for now I would rather just trim the dead limbs until we decide what to do with the tree and debris.
- **3rd floor exterior handrails:** Sanding and staining the exterior handrails would be another good fill-in project as time and weather allow. I would keep this behind the higher-priority items we already discussed, but it is a good project to start when practical.

Just a few updates. Thanks for all your work on these things.

--- Bret

On Sunday, June 7, 2026 at 02:33:01 PM CDT, M Bret Blackford <bret_blackford@yahoo.com> wrote:

Tom,

I had some time this weekend and made progress on a few building items:

- Swept a lot of duck poop off the roof.
- Took pictures of the RTU p-traps and posted them here: https://www.building.mx.mxcoc.xyz/HVAC/HVAC.html
- Patched the pothole at the south entrance using the asphalt patch under the baptistry.
- Cleaned the Atosa freezer condenser coils.
- Purchased wire we can use for the exterior conduit above the canopy.
- Removed some old paint.

A few follow-up items:
The **Atosa MBF8501 freezer** is still only cooling to about **16 degrees**. Cleaning the condenser helped some (see attached pictures), but temperature should probably be closer to zero. Please take a look when you have a chance and let me know if you have any troubleshooting ideas. If we cannot find an obvious fix, I think we should call a repair person soon. It is not an emergency, but we probably should not let it go too long.

Also, the **rental house mailbox** at Misti's is down. Please check it when convenient and see whether it can be repaired. If not, we can buy a new post and mailbox. I believe there is also a mailbox in the closet where we keep the vacuums and extension cords. Let me know when you next plan to work at the rental house, and I may try to clean the gutters at the same time.

One general thought: I noticed we have quite a few materials stored at the building, including LED canopy lights, fluorescent lights, AC filters, PVC pipe, and other items. My preference going forward is that we keep less general inventory on hand, unless it is for a job we expect to complete within the next few weeks. For most items, I think it is better to buy what we need from Amazon or a local hardware store when the job is ready.

On the RTU p-traps, I agree with your approach that we do not need long drain extensions running across the roof. A short p-trap dripping to the roof seems fine. When replacing broken p-traps, let's dry-fit the PVC instead of gluing it so the pieces can be replaced more easily in the future if they crack again.

As weather allows, I think our main near-term priorities should be:

1. Repairing the exterior electrical conduit above the canopy. I've stubbed up 2 boxes in my office to make things go faster when we get on the canopy.
2. Working on the auditorium window well.

After those, we can continue working through the other smaller items as time allows, such as weatherproofing exterior doors, repairing small concrete cracks, washing third-floor windows, tighten outlet behind couch in foyer, painting the third-floor exterior railings, etc.

Thanks for all your work on these things. I know there is always more to do than time available, so I am trying to help keep us focused on the highest-priority items.

— Bret

ps If I make it in Monday I will be late.