

## **Wishram School District # 94 Preventive Maintenance Plan**

Preventive maintenance is a schedule of planned maintenance actions aimed at the prevention of breakdowns and failures. The primary goal of preventive maintenance is to prevent the failure of equipment before it actually occurs. It is designed to preserve and enhance equipment reliability by replacing worn components before they actually fail. Preventive maintenance activities include equipment checks, partial or complete overhauls at specified periods, oil changes, lubrication and grounds care. In addition, maintenance staff can record equipment deterioration so they know to replace or repair worn parts before they cause system failure. The ideal preventive maintenance program would prevent all equipment failure before it occurs.

Resource management is about providing clean and safe environments for children. It is also about creating a physical setting that is appropriate and adequate for learning. A classroom with broken windows and cold drafts doesn't foster effective learning. But neither does an apparently state-of-the-art school that is plagued with uncontrollable swings in indoor temperature.

### **Our View of Preventive Maintenance**

There are multiple misconceptions about preventive maintenance. One such misconception is that PM is unduly costly. This logic dictates that it would cost more for regularly scheduled downtime and maintenance than it would normally cost to operate equipment until repair is absolutely necessary. This may be true for some components; however, one should compare not only the costs but also the long-term benefits and savings associated with preventive maintenance. Without preventive maintenance, for example, costs for lost production time from unscheduled equipment breakdown will be incurred. Also, preventive maintenance will result in savings due to an increase of effective system service life.

Long-term benefits of preventive maintenance include:

- Improved system reliability.
- Decreased cost of replacement.
- Decreased system downtime.
- Better spares inventory management.

Long-term effects and cost comparisons usually favor preventive maintenance over performing maintenance actions only when the system fails.

### **Program Components**

#### **Building Systems Inventory**

- a. Inventory such as filters, lights, oil, cleansers and other preventative

maintenance items are to be kept in stock at all times. Quantities kept on hand should be enough to run one school year depending on what the scheduled maintenance for the item is.

#### Employee Training

- a. All employees participate in a yearly orientation day where they are trained in blood borne pathogen safety, equipment safety/use, anti-bullying, and the district safety plan.
- b. All recess personnel is trained on a yearly basis regarding playground safety and/or as needed.

#### Maintenance Schedules

See Attached

## Painting Schedule

### 2012/2013

#### Summer:

- Bathroom
- Hallways
- English room
- Math/Science room
- Student Lounge
- Counselor's room

#### Christmas Break:

- History Room

#### Spring Break:

- Art room

### 2013/2014

#### Summer:

- 5<sup>th</sup>/6<sup>th</sup> grade room
- Resource room
- Pre/K room
- 3<sup>rd</sup>/4<sup>th</sup> grade room
- Teachers lounge

#### Christmas Break:

- 1<sup>st</sup>/2<sup>nd</sup> grade room
- 

#### Spring Break:

- Office

### 2014/2015

#### Summer:

- Kitchen
- Library
- Title I room
- Computer room

#### Christmas Break:

- Weight room

#### Spring Break:

- Speech room

### 2015/2016 (Start all over)