



Petersburg
MEDICAL CENTER

Maintenance Report April 2025

Workforce Wellness

Since my last report we have grown our team to keep up with the current facility's growing demand for maintenance requests. In October of 2024 we welcomed Michael File to our team and since then he has proved to be an invaluable asset for us. Our staffing has been steady with the three of us now and we are looking forward to expanding our area later this year with the opening of the WERC building. I know for myself and all our staff we are looking forward to this new chapter and opportunity with the new building.

Community Engagement

With the progress of the WERC building throughout the fall/winter we were able to have community tours of the new site and facility. This has been a great way for the community to voice their opinions, both positive and negative. Other than this we have been busy keeping our current facility clean and kept in the best operating condition possible for our community to come and go safely and efficiently.

Patient Centered Care

Since maintenance is a supporting department for many others our main contribution is to ensure that we all have a safe and clean environment for staff to work in and patient/residents to enjoy. In this we strive to ensure that all issues brought to our attention are handled efficiently and done to the best of our ability.

Facility

Through these past 6 months major failures of our facilities infrastructure have become more and more frequent. To start off I will update on our sprinkler mainlines leak.

- On 2/4/25 Skip on our maintenance team noticed small amounts of water leaking out of a wall in our AHU room. The next morning Michael and I tore into the wall attempting to find the source for the leak and what we found was a section of our sprinkler main (a 6" steel pipe) has aged to the point of failure and now had a small pinhole leak.

(Pictured below is the failed section)



- (Sprinkler leak continued)

Later in the morning we were able to locate a patch from the city for the failed section (also pictured). In our facility, the sprinkler system and domestic water supply come from the same source which further complicates this replacement and this leak is before any major water shut off valves for either system so our only option is to shut water down to our entire facility through the city water shutoff which even that is questionable if it will work since it has not been exercised in many years. In doing this we will need to prepare for failures that will come from disturbing our domestic water supply, which there are too many to list but there are main concerns everyone should know of. Right now, our biggest concern is that when we shut down the water for the sprinkler section main replacement our domestic backflow preventor will “fail”. All that would need to happen for this is a 2psi difference between the inlet and outlet of the backflow preventor and it will do essentially what it is designed to do and slam shut. In this case we would need a rebuild kit for the backflow preventor which we do not have and are unable to get because what we currently have has been discontinued for many years. So, the easiest option is to find a replacement and make sure it is the same size since there is no give in our system for error in length. When we receive everything, we will need for this replacement we will shut the water off to the facility

at night and replace both the failed section of sprinkler piping and the domestic backflow preventor at the same time. With the caution of knowing some of our buildings shut off valves do not work we are looking at freezing our domestic water lines to minimize impact to the buildings' water system and hopefully that will reduce the impact when we turn water back on. For our replacement for the sprinkler system, we are going to go with a 6" piece of copper piping and braze it to flanges in place. Currently we have our backflow preventor and many of the pieces we need for this replacement but we are waiting for our hardware and copper pipe to arrive.

(Pictured below is the backflow preventor scheduled for replacement)



We have also experienced issues with our aging heating system.

- Our facility's main boiler that is used for heating began to show signs of failure. We noticed it had shut down and we began to troubleshoot the reasoning behind that. After we reset it, it ran for another 10 hours before it shut down for the second time. After the second shutdown we could not reset it and had fully failed after testing we found it was a low water shutoff board that had failed and was not a part we stocked. After this we began the process of firing up our backup. This boiler is 45 years old and is not designed to run this building as it was installed prior to the clinic addition and the parking garage

conversion. So essentially, we were running the backup at max capacity and still not heating the building to a fully comfortable temperature. We were able to source the part and install it while keeping our secondary boiler running but it is a good reminder that our heating system is a weak point for this building and could have significant impact to our staff and residents.

We have had many other large projects throughout the past 6 months, many of which are stark reminders of the declining condition of our facilities infrastructure. We do our best to stay ahead of most issues but there are still times when we're caught off guard. I know we are looking forward to the upcoming summer months and will continue doing our best to stay ahead of any issues that may arise.

Financial Wellness

While facility maintenance does not create revenue it is our job to assist all other departments the best we can so that PMC can operate as efficiently as possible. It is always a balance between doing as much as possible for our organization while keeping our costs down when we can. With all our aging systems I would like to give warning that some of these projects are rather expensive. I do everything I can to keep our costs down on large projects such as the few that I mentioned, mostly we do our best to catch these things early so we have time to properly plan and prepare for large scale projects.

Submitted by: Wolf Brooks
