

Beecher Road School

December 2020

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Completed Projects:

- On 11/20 Integrated Diagnostics completed a Dectron vibration analysis. Preliminary results were very positive. A full written report is expected shortly
- A faulty HW valve actuator was identified as the issue causing AHU 3 to overheat the North Gym. The actuator has been replaced and the unit is running normally.
- On 11/10 our mechanical vendor was onsite to complete a re-build of our mixing valve located in the North Heat Exchanger room. The old parts were inspected and the strainers were clear. New parts were installed and tested. The domestic HW temp is at 110 degrees.
- On 11/12 our Dectron mechanical vendor replaced 2 contactors on our Dectron unit compressors and the exhaust fan wheel was re-painted to prevent rusting.
- Upon returning from Thanksgiving break a motor failure in our K-Wing entrance unit ventilator was identified. The motor has been replaced.
- In the past week two new "fill-in" custodians have been hired to help decrease the likelihood of custodial staffing issues during this cold/flu/Covid season.
- Basement/Delivery doors replacement has been completed.

Projects in process:

- A small leak in the HW piping in the North School has been identified. A quote has been obtained. The repair is scheduled for winter break.
- A trend of overcooling was identified on AHU 4 servicing the South Assembly room. A quote for a cooling valve replacement has been obtained. The repair will be scheduled prior to cooling season.
- MERV-13 filter upgrades are scheduled for our quarterly maintenance visit in December.
- Our in house hydraulic lift recently failed its inspection due to an unidentified fluid leak. Quotes have been obtained for repair and/or replacement.
- Several LED lights from the 2014 renovation have stopped working. Some have been replaced with extra stock from the renovation, we are currently working to exercise our warranty to obtain replacements on the others. MAXLITE is requiring paperwork/PO from the original purchase. ESG has been contacted and responded. We are awaiting to obtain the information to move forward.
- A fluctuating drip was identified on an expansion joint on our dual temp loop. The drip is being monitored and has subsided. A quote has been obtained for future repair.
- UV_C5 has begun slightly overheating the space upon occupancy start-up. While it is only slightly overheating the space (less than 5 degrees) the unit is being monitored daily to pinpoint the issue. Upon reset the unit functions as programmed.
- AHU_1 servicing that Band Room has experienced multiple "fan failure" alarms. In some instances the alarm will correct itself, in other cases a reset corrects the alarm. The unit is being monitored daily. The alarm is on the supply fan causing the room to slightly under heat on cold days until corrected. This has been an intermittent issue in the past.
- K-Wing/Kitchen Delivery entrance threshold replacement has been re-scheduled for winter break.

Outstanding issues to be addressed:

- Persistent roof leaks above the K-wing continue to be an issue.
- The overall effectiveness of our interior PA system is a concern. Some concerns have been addressed.
- The addition of our servers, BMS system, and security system to our microturbine.
- Persistent line issues with our Frontier Communication phone lines.
- Adding keycard readers to recess entrance doors.

Vito Esparó

Facilities Manager

Beecher Road School

40 Beecher Road

Woodbridge, CT 06525

Phone: 203-389-2195

Fax: 203-389-2196

Beecher Road School

