

# Beecher Road School

April 2021

## Facilities Department Monthly Report

CLEAN  
SAFE  
HEALTHY  
SCHOOLS

### **Completed Projects:**

- UV\_C5 was exhibiting a trend of unoccupied over heating. A faulty relay was causing the fan to remain active during unoccupied periods. The relay has been replaced and issue has been resolved.
- During March a large tree was reported to have fallen across the Kucinskas Loop. The tree was removed within 24 hours of being identified. The loop is currently open.
- A persistent leak beneath the sink and a loose exterior door saddle were reported in classroom B-2. The leak was repaired the same day; the loose door saddle was ripped up and re-installed.
- On 3/23 several HVAC “space temp” alarms were received from the AHU servicing the South Gym and boys/girls locker rooms. Upon inspection the spaces were at set point. In collaboration with our controls vendor it was determined the cause of the erroneous alarms was tied to an issue with the JACE controller for the building management system. The JACE was reset onsite and issue has been resolved. Quotes for an eventual JACE replacement/upgrade have been obtained previously.
- An interior trip hazard caused by a separating expansion joint located on the quarry tile outside the north office was reported. The cracked joint has been repaired.
- During the first week of March an issue preventing one of the magnetic pool deck doors from closing automatically was identified. The issue has been resolved.
- During the month of March, 50 “fix-it” tickets were closed. This number is not inclusive of time sensitive maintenance issues reported outside of fix-it. This number is also non-inclusive of the majority of HVAC repairs.

### **Projects in process:**

- A fluctuating drip was identified on an expansion joint on our dual temp loop. The drip is being monitored and has subsided. The repair is scheduled for Saturday, April 10th.
- During the week of April 12th filter changes and preventive maintenance are scheduled for all AHU, RTU, FCU, and UV equipment. This will be our first filter change since our MERV-13 filter upgrade. Filter conditions will be monitored.
- A quarterly sprinkler test is scheduled for Friday, 4/15.
- A site visit from our roof vendor is scheduled for 4/6. Subsequently a final infrared scan of the K-Wing, Library, and D-Wing roofs to identify any possible areas of concern will be scheduled. Our previous scan (2019) presented very positive results.
- New signage for the North and South parking lot entrances to the playgrounds and Kucinskas Loop has been obtained. The sign posts will be installed with collaboration from Woodbridge Public Works.
- On 3/8/21 we received more positive results from our pilot water treatment program for our Dual Temp and Hot Water loops. We have reached and sustained our PH benchmark in both loops. High Range Molybdate (corrosion inhibitor) readings are both just outside our desired range and vastly improved since prior to our treatment program.

### **Outstanding issues to be addressed:**

- Persistent roof leaks above the K-wing continue to be an issue.
- The addition of our servers, BMS system, and security system to our microturbine.
- Persistent line issues with our Frontier Communication phone lines.
- Our double walled fiberglass oil tank, installed in 1996, has an updated removal date of August 2026.

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