

March, 2019

Beecher Road School

Facilities Department Monthly Report

Completed Projects:

- In response to a Tools for Schools survey and follow-up we replaced the custom coat hooks in S-12 and removed a dated tube TV and mount.
- Preventive maintenance services were performed by EMCOR for unit ventilators on 3/15. A failing valve actuator was discovered in classroom B-2. The parts were delivered and repairs were completed that same day. Quarterly preventative maintenance tasks were completed for A/B/C wing UVs on 3/15 in compliance with the schedule in our preventative maintenance agreement.
- Roof Infrared Technologist, provided by TREMCO, completed an analysis of our North School roofs, including the K-Wing classrooms. The results look favorable for roof restoration as opposed to a more costly full replacement. We are scheduled to meet and review their findings and recommendations later this month.
- Integrated Diagnostic Services was on site to conduct a scheduled balancing on the Dectron unit which services the pool area. Findings were included in their report, and confirmed the unit is operating according to specifications. We will continue to perform the recommended period greasing, per the schedule provided. The next greasing will occur on 5/7/19.
- In an effort to enhance hot water delivery to the K-Wing classrooms, the district in conjunction with Town maintenance staff have replaced all sink aerators in the area. A replacement pump cartridge assembly has been installed to re-build a problematic hot water return circulator.

Projects in process:

- Refurbishment of the exterior Cafeteria doors is scheduled for Spring Break. The doors will be refurbished by Calvert Safe and Lock, while the keycard access will be upgraded by Omni Data. This upgrade will greatly increase reliability of these exterior doors
- Van Zelm Engineering and United Controls continue preparations for our HVAC enhancements. Site work associated with these enhancements is set to be completed over Spring Break to allow for phase I testing. This includes modification to A-Wing, parts of S-wing, and the rooftop ERVs. ESG and Town officials are currently in discussion assessing options which may impact the phase I scheduled work.
- The climbing wall in the South Gymnasium is almost complete. There have been multiple work modifications that have delayed the project's completion. We anticipate full completion in the near future.
- EMCOR will be onsite during spring break to complete all remaining quarterly HVAC contractual preventative maintenance tasks.
- During the week of 4/8 we will be proactively conducting "Copper/Lead Testing" for all areas in the building.

Outstanding issues to be addressed:

- Exterior door lock checks continue with an emphasis on raising staff awareness of protocols in place for locking doors during and after recess.
- The fan-coil motor unit (S17) has been randomly going into fault alarm. We receive electronic notifications for all fault/alerts. EMCOR was on site and could not pinpoint the issue, but will continue troubleshooting.

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Outstanding issues to be addressed (continued):

- RTU 2 which services the North Office suite has signaled a low return temperature alarm a handful of times in the month. We have begun to trend the temperature data on the unit to help pin point the issue.
- To address increasing D-wing plumbing issues, primarily backflow issues, we are reviewing the cost benefits of purchasing a 100' plumbing snake versus calling an outside company.

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