

January 2024

CLEAN  
SAFE  
HEALTHY  
SCHOOLS

Vito Esparo

Facilities Manager

Beecher Road School

40 Beecher Road

Woodbridge, CT 06525

Phone: 203-389-2195

Fax: 203-389-2196



# Beecher Road School

## Facilities Department Monthly Report

### Completed Projects:

- On the evening of December, 18th the refrigerant line for our walk-in freezer was damaged during a keycard reader installation. The cinderblock wall was removed and the line was repaired in under 24 hours. The freezer did not rise above 32 degrees.
- Our IAQ assessment has been completed. A review of the report will be taking place in early January.
- Roof leaks in the S-Wing, Library, and South Vestibule have been repaired and did not leak during the recent storms
- During November classroom D2 was intermittently exhibiting unusually low space temperatures. Upon investigation the motor for the unit was going in and out of alarm. The motor was in stock and replaced.
- Around 11PM on 11/15 our lead custodian noticed water coming out of our Heat Exchanger room located next to the Boiler Room. A gasket blew on the unit. The leak was isolated and a repair was made within 24 hours. If the leak wasn't caught early it could have been a major problem. We are looking into both pre-emptively changing the gasket every 2 year and getting a quote to add a sensor and alarm to detect water.
- Shortly after daylight saving time our evening crew noticed issues with the North and D-Wing pole lights. An electrician was called onsite. The issues were due to mice chewing wires.
- On 11/20 the kitchen supervisor noticed the walk in cooler was rising in temperature. All perishable food was immediately moved to a difference cooler. After investigation the compressor for the unit needed replacement. The repair was completed within 48 hours.
- On 12/11 the Cafeteria was reporting an usually high space temperature. After investigation it was determined the HW Valve Actuator was acting up. The repair has been completed. We had a spare actuator in stock.
- In mid December our walk behind auto scrubber started leaking water. A plastic solenoid was damaged. The part was ordered and the repair was completed in house.
- Multiple times in the past 2 months the bathrooms in the back of the B-Wing have had major clogs. We've snaked both events in house. Non-flushable wipes were found in a bathroom during one event. An email has been sent to the staff reminding them to never flush ANY wipes.
- Several playground repairs were completed including; new swings for the North playground, a platform repair for the South playground, and a hardware replacement for the stepping stones on the Kindergarten playground.
- During the months of September and October over 100 "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

- Over the last several month we've initiated several access control upgrades to the interior of the buildings. These include additional keycard readers and door upgrades/retrofits.
- Our PA system upgrade is underway. Currently our vendor is onsite multiple nights a week running the upgraded insulated wiring.
- During December the VFD on AHU\_3 started to intermittently go into alarm. Once reset the unit runs normally. This issue is being monitored, a possible drive replacement is being considered if the frequency increases.
- In late December the brush on our carpet cleaner stopped spinning. After some investigation a replacement bearing assembly has been ordered for the machine.
- November test results from our water treatment program for our HVAC loops show both loops were below PH and high range molybdate benchmarks.

### Outstanding issues to be addressed:

- Roof leaks above the K-wing, and South hallway continue to be monitored.
- Issues with the domestic cold water pressure in the North School have returned. Large pressure fluctuations are once again visible during occupied hours.