

September 2023

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Completed Projects:

- In June a leaky dual temp joint located in the boiler room was replaced.
- In August a dripping sprinkler pipe was replaced in classroom S5.
- Over the summer a lift was rented and all faulty LED bulbs in the South Gym have been replaced
- Prior to school reopening all HVAC units had MERV-13 filter changes and preventative maintenance completed by our HVAC vendor.
- In July the dual temp valve and actuator servicing D2 was replaced.
- During August FCU motors in classrooms spaces E1, E6, K3, and S22 were replaced. These motors have been difficult to obtain. We now have 8 in stock.
- Over the summer several humidistats were replaced in dehumidification units located in the A, B, and C-Wings.
- During the months of August 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 summer the electrical issue with North pole lights was pinpointed to the underground wiring run between the North and South school. We have obtained a quote to run electrical from the North school to power the North pole lights, we will be abandoning the old underground wires.
- In mid/late August, with collaboration between Van Zelm Engineering and Wings, an indoor air quality assessment was completed on all HVAC units located in the building. We are currently awaiting the final report.
- During the 3rd week of August our new roofing vendor completed assessments of all 41 roof levels located at our building. An in person review of the final report is imminent.
- We are currently battling a new set of minor roof leaks located over the S-Wing. We’ve resealed around the windows above the Rotunda, but we haven’t found the source yet.
- Several classroom UVs have been exhibiting issues with their shaft bearings. Those classrooms are being monitored on a daily basis. Replacement of the bearing in several classroom is imminent.
- Over the summer a faulty controller servicing the locker rooms was identified. A quote for repair has been obtained.
- August test results from our water treatment program for our Dual Temp and Hot Water loops show both loops were below PH and high range molybdate benchmarks. Our domestic water is being tested to determine if different chemicals should be used to treat the HVAC loops.

Outstanding issues to be addressed:

- Roof leaks above the S-Wing, K-wing & Cafeteria continue to be monitored.
- Electrical conduit supports on the K-Wing roof are failing Wood had been added beneath the supports to restrict damage.
- Issues with the domestic cold water pressure in the North School have returned. Large pressure fluctuations are once again visible during occupied hours.

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