

January 2023

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

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Completed Projects:

- Over winter break preventative maintenance and filter changes were completed on all RTU, AHU, ERV, and UV units.
- During November, classroom S13 exhibited a slightly below normal space temperature. Upon inspection the motor was going in and out of alarm. It has been replaced.
- Toward the end of November an issue with the exhaust motor servicing the bathrooms outside the South Gym was identified. It has been replaced and is back online.
- Over Thanksgiving break 2 aged sprinkler heads in the walk in cooler were replaced.
- Over winter break a cooling tray and the walk in cooler door gasket were replaced.
- In mid-November a noise was reported above the ceiling in the Spanish room across from the main office. Upon inspection a faulty air damper actuator was identified. The repair was completed in house.
- During November our 5-year Radon testing was completed. All 17 rooms randomly sampled were below the EPA action level of 4.0pCi/L.
- Toward the end of December a “high temp alarm” was received from the Boy’s Locker Room. Upon visual inspection a faulty valve actuator was determined to be the cause. The actuator has been replaced.
- Toward the beginning of heating season a trend of classroom B4 slowly overheating was observed. A valve slightly leaking hot water into coil was determined to be the cause. The valve and valve actuator have been replaced. The spare actuator will be kept in stock.
- Prior to winter break a low discharge temperature was observed in the North Language Arts classroom. A faulty dual temp valve actuator was identified. The actuator has been replaced.
- During the months of November and December over 93 “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:

- Two intermittently noisy air damper actuators have been reported in classrooms K9 and K5. The actuators have been ordered and repair is imminent.
- The exterior LED light located by the kitchen delivery entrance is failing. A replacement will be scheduled shortly.
- The classroom for A9 is scheduled to be upgraded from a door without a window to a door with a window.
- A wiring issue in the North school area or in the underground wire run to the North School area is causing an issue with several North exterior pole lights. An electrician will be scheduled to be onsite to try and pin point an exact location.
- The AC unit servicing the D-wing server closet is in alarm. The unit is 13 years old. A quote has been obtained for replacement.
- December test results from our water treatment program for our Dual Temp and Hot Water loops show both loops were slightly below PH benchmarks. Treatment has been added.

Outstanding issues to be addressed:

- Persistent roof leaks above the K-wing & North entrance continue to be monitored.

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