

Facilities Department Bi-Monthly Report



**September
2026**

**Facilities
Committee**

**CLEAN
HEALTHY
SAFE
SCHOOLS**

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COMPLETED PROJECTS

- In late June the mixing valve that regulates domestic hot water to the North school was rebuilt.
- In May the hot water valve and actuator on AHU6 servicing the band room was replaced. The actuator was working properly but the valve itself was allowing water to leak by causing overheating. Both the valve and actuator were upgraded.
- The exterior light timers servicing the North parking lot and the rooftop pool flood lighting were replaced.
- Several nuisance roof leaks were detected over the summer. Our roof vendor was onsite in August and located possible solutions to all of the outstanding leaks including issues in the North gym, kitchen, and D-wing hallway.
- In August several repairs/refurbishments were completed to our Capstone microturbine. Once the work was complete our emergency back-up system was successfully tested multiple times. The unit has since run more efficiently.
- RTU2 servicing the North office was exhibiting a low discharge temperature for prolonged periods of time. Upon investigation a faulty CW valve actuator was identified. We had a functional used actuator onsite from our recent AHU6 repair. That has been installed.
- Over the summer several minor HVAC repairs were completed including but not limited to a motor replacement in classroom S1, and damper actuator replacements in classroom K7 & K8.
- In late August we were alerted that only ½ the lights in classroom C5 were functioning. A faulty motion light relay was identified. We already had a replacement in stock and the repair was completed on 8/28.
- In August a failed server dedicated to our SIP phone service caused a week-long disruption to our phone system. A new server was ordered and installed. We've added an emergency service plan which guarantees a 24 hour repair time if/when this were to happen again.
- Over the summer a host of inspections have been completed including but not limited to; sprinkler, kitchen Ansul system, fire extinguisher, emergency lighting, kitchen hood, playground, and fire alarm testing.
- During the months of June, July, and August over 120+ "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

- In late August a glass company was onsite to take measurements to replace a broken window discovered in classroom S5. We currently have plexiglass over the broken window and the broken glass is inaccessible
- During August domestic hot water in the kitchen was observed to be over temperature. The manufacturer of the Aerco Heat Exchanger suggested it could be an issue with a sensor. We replaced the sensor but the issue has not been corrected. The certified Aerco technician is scheduled to return this week. We've temporarily lowered boiler/turbine hot water temperatures to compensate for this issue.
- After a 3rd failed attempt to re-install a refurbished adaptive frequency driver (AFD) on our Trane chiller, the manufacturer and factory have created a program to completely refurbish both AFDs. This repair will allow the chiller to run at 100% instead of 50%. Since the original board failure last summer our chiller has only run at 50% capacity. As part of this repair we will also be retaining any functional parts that are being replaced to expedite and lower the cost of possible emergency repairs in the future.

OUTSTANDING ISSUES

- During the cooling season we experience water flow issues that cause some classrooms to struggle to cool as designed. A balancing company has come out and confirmed the flow issues are indeed causing issues. The issue will be reassessed once all open repairs to our chiller are complete.