Facilities Department Bi-Monthly Report



November 2026

Facilities Committee

CLEAN HEALTHY SAFE SCHOOLS

COMPLETED PROJECTS

- In early September, a faulty sensor on the North AERCO heat exchanger was replaced, resolving the domestic hot water temperature issues affecting the kitchen.
- During September, our microturbine began experiencing intermittent shutdowns. Several repairs were completed, including the replacement of a variable frequency drive (VFD) & the compressor. All service visits, repairs, and parts were covered under our service agreement.
- In early September, staff in classroom C3 reported unusual moisture on the floor near the unit ventilator. The unit's condensate line was cleaned, and the condensate pump was tested and confirmed to be operating properly. The issue has since been resolved. A spare slim-style condensate pump was also purchased and placed in storage. This pump style is used in all 24 of our classroom unit ventilators.
- During September, temperature fluctuations in our heating loop were visually observed through the building management system (BMS), despite no boiler alarms being present. During a subsequent visual inspection, an extreme intermittent heating call was witnessed, pointing to a potential issue with the temperature sensor associated with our AERCO controller. Following a site visit and review of video footage from our in-house inspection, our boiler vendor confirmed that the sensor was beginning to fail. The sensor has since been replaced.
- On 10/14, we completed the winterization of our Trane chiller & the building-wide changeover to heating. The transition went smoothly, with no major emergency issues encountered.
- After school on 10/28 a custodian reported a plumbing back-up in D6. After several failed attempts to clear the issue with our 50ft snake, a vendor was called in. The vendor found something hard about 75ft down the line. After multiple attempts the line was cleared.
- On 10/29, the renewal & refurbishment of both AFD drives on our Trane chiller were completed. Following the repairs, the chiller is operating without alarms for the first time since mid-2025. Both original AFD drives are being stored onsite as spare parts for potential future repairs.
- During the months of September and October over 110 “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 October unusually high space temperatures were observed in classroom B14. Upon investigation the overheating of the room was being caused by an issue with the adjacent boiler room exhaust fan. While the fan was running the capacitor seemed to have failed (maybe after a recent power outage) causing the motor to spin the wrong way. The motor is currently working as designed. A plan for a capacitor repair/replacement is imminent.
- On 11/3 a planned repair to a faulty section of our sprinkler system is scheduled. The leak is after the “inspectors test valve” in classroom A7. The leak is only active during testing.
- Also on 11/3 planned valve and actuator replacements are scheduled for classrooms K4 and K8 both rooms have been experiencing unusually high discharge temperatures. All other components on their HVAC units have been verified functional.
- On the Monday after our winter changeover a very wet ceiling tile was noticed outside the Library. The wet spot is located directly under a Victaulic expansion joint on the dual temp loop. While the leak sealed itself the possibility of a major issue heading into the next changeover has increased. Quotes are being gathered for a possible preemptive replacement over spring break.
- Our annual playground inspection report has been received. We currently have 2 open repairs. A minor repair for our “Tough Tensile Climber” has turned into a possible full replacement due to that climber being obsolete with no replacement parts available from the distributor.

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.

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