

April, 2019

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Completed Projects:

- Preventive maintenance services were performed by EMCOR for FCUs, AHUs, RTUs, and all other equipment over the weeks of 4/15. Quarterly preventative maintenance tasks were completed in compliance with the schedule in our preventative maintenance agreement.
- United Controls has completed "Phase One" HVAC improvements. This phase includes control upgrades to the A-Wing, parts of the S-Wing, and rooftop ERVs.
- The security refurbishment of the exterior Cafeteria doors was completed over Spring Break. The doors were refurbished by Calvert Safe and Lock, while the keycard access was upgraded by Omni Data.
- The climbing wall in the South Gym has been installation has been completed.
- EMCOR has replaced 2 chiller fans that malfunctioned last cooling season in preparation for our upcoming changeover
- All 9 "Copper/Lead Testing" sent to the Regional Water Authority have come back clear.

Projects in process:

- EMCOR has been onsite repairing several open items on our Dectron unit. Work is currently taking place and should be completed shortly.
- In an effort to fully understand the operation of our Dectron unit, we are in the process of securing a Dectron certified technician (via Dectron) to give a comprehensive inspection and provide a written report with recommendations for maintenance and repairs going forward. This should help in reducing further repair costs.
- A masonry contractor will be repairing the damaged railings on the steps leading to the south parking lot, to address a safety concern. This repair should be completed in the near future.
- Our landscape contractor will be onsite to provide quotes for several safety concerns pertaining to soil erosion and hanging tree limbs.
- Roof Infrared Technologist, provided by TREMCO, completed an analysis of our North School roofs, including the K-Wing classrooms. The results look favorable for roof restoration as opposed to a more costly full replacement. *We are scheduled to meet and review their findings and recommendations later this month.*

Outstanding issues to be addressed:

- Plumbing issues in the D-wing have been resurfacing. We will be monitoring the issue and continue troubleshooting. Both D-1 and D-5/D-6 have be experiencing separate backups.
- A set of roof drains over the S-wing has experienced a major blockage. Within the last year we snaked and jetted the problem drains with only minor success. It's possible the blockage is buried beneath the ground. The next step will be to bring in a camera to definitively diagnose the issue.
- The fan-coil motor unit (S17) has been randomly going into fault alarm. We receive electronic notifications for all fault/alarms. After discussions with UCS it may be a controls issue as we couldn't pin point a mechanical issue causing the fault.
- Exterior door lock checks continue with an emphasis on raising staff awareness of protocols in place for locking doors during and after recess.

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