

February, 2020

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Completed Projects:

- On 1/8 classroom S-2 began over heating. A bad actuator on the dual temp valve was identified. The actuator has been replaced.
- The dual temp loop was experiencing a growth in pressure. After testing our expansion tanks a faulty valve was confirmed to be feeding water into the system. The valve has been replaced and the pressure is in a normal range.
- The Frontier direct phone line that services the SPED office was out of service. After troubleshooting with our phone vendor it was determined the issue was outside of the building. Frontier was alerted and the line has been fixed.
- Over the MLK weekend the Honeywell jace for our BMS system went offline causing our boilers to go into stand-by. The jace had to be reset manually and is currently functioning. We have worked with our controls vendor to pin-point the cause of the issue. We have not experienced this issue before or since.
- The relief valve for the heat exchanger below the pool opened. The valve would not reset. A replacement valve was obtained and installed with help from town maintenance.
- A Lockdown Drill was completed on 1/30. All electronic doors locked properly.

Projects in process:

- The intermittent fan failures on FCU11 and AHU1 have stopped without repair. The unit is still being monitored
- Two "Stepper Motor" failures have occurred on Boiler I over the last month. The manufacturer has recommended replacing both the Stepper Motor and ignition board. Boiler I has not gone into alarm since early January. The repair is pending.
- Notes from the recent QVHD "Tools for Schools" have been reviewed and the majority of concerns items have been rectified.
- A town-wide LED upgrade is scheduled to begin shortly.
- Our bi-monthly Dectron preventative maintenance visit is scheduled for early February. Integrated Diagnostics is scheduled for be onsite 2/24 for a 6 month balancing inspection.
- Our solar company has identified trees that are hindering the energy output from our solar panels. A site visit is being organized to pinpoint which trees and quotes
- The vendor we have been working with to resolve our issues with the S-Wing roof drainage has submitted a quote to install a new pipe and adjust the catch basin to improve drainage behind the building.
- The North entrance exterior card reader has been intermittently losing functionality. The cause is currently unknown. The issue is being monitored.
- The removal of MOST plant life near A/B/C wing UVs will be completed shortly.
- Quotes are being gathered to refurbish the pool doors and correct several issues with other exterior doors.

Outstanding issues to be addressed:

- Persistent roof leaks above the K-wing continue to be an issue.
- The overall effectiveness of our interior PA system is a concern.

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