

November 2022

# Beecher Road School

## Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

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### Completed Projects:

- On 9/16 the bearings on dual temp pump HCP2 were replaced. The repair was completed onsite. An AEGIS shaft grounding ring was added to the pump. Ideally this will prolong the life of the bearings by preventing electrical current from the variable frequency drive from pitting them. The addition of AEGIS shaft grounding rings to the 3 remaining pumps in the boiler room will be planned in the future.
- A sink issue was reported in the bathroom located outside C3. Upon inspection a rotted trap was the culprit. The plumbing has been rebuilt.
- In late September a report of water on the K6 bathroom floor revealed a leaking solenoid valve. This is similar to the issue identified in K2 in late August.
- On the morning September 26th water was discovered on the boiler room floor. A faulty automatic vent located on boiler 2 was identified. The replacement part was obtained and the repair was completed shortly after.
- On 10/13, during our winter changeover, a leak was detected on a Victaulic joint in the K-Wing. A representative from Victaulic came onsite to inspect the issue. During the repair a pipe hanger was added to the 8" portion of the pipe. While an exact cause of this issue is unknown, inspection of the damaged rubber gasket is lending itself to the notion that it's possible the weight of the pipe warped the rubber.
- During the months of September and October over 100 "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:

- An electrician has been onsite this month to troubleshoot several minor interior and exterior lighting issues. The replacement of several failing exterior LED lights is scheduled for the final week of October.
- Several issues have been identified with the North and South exterior pole lights. With help from town maintenance the problem has been narrowed down to a wiring issue in the North school area or in the underground wire run to the North School area. An electrician will be scheduled to be onsite to try and pin point an exact location.
- The unit ventilator located in classroom AI has had several motor issues over the past couple years. Most recently a fairly new motor began over heating. The motor has been brought in for testing to see if it can be replaced under warranty. Our controls vendor is scheduled to be onsite to inspect the unit and attempt to identify any other issues that could be causing the failures.
- Replacement of 2 aged sprinkler heads in the kitchen cooler is scheduled for 11/23/22.
- 5 year radon testing is scheduled for November.
- The AC unit servicing the D-wing server closet is in alarm. The unit is 13 years old. We have obtained a quote for replacing the unit as opposed to continued service calls.
- September test results from our water treatment program for our Dual Temp and Hot Water loops show both loop remained within PH benchmarks.

### Outstanding issues to be addressed:

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