

Facilities Department Bi-Monthly Report



November 6th
2025
Facilities
Committee

CLEAN
HEALTHY
SAFE
SCHOOLS

COMPLETED PROJECTS

- Early on 10/28 classroom D-6 was observed to have an odd odor and visible haze in the air. Out of an abundance of caution a fire alarm pull station was utilized. Emergency responders were onsite very quickly. Upon investigation an aged exhaust motor servicing the D5/D6 bathrooms was determined to be emitting the odor. The motor was taken offline immediately and a replacement motor was picked up & installed the following day.
- On 9/16 a leak sprung in an expansion joint on HWP1. After some troubleshooting a temporary fix was applied the following day to restore functionality to the HW loop. The troubled joint was permanently replaced the following week.
- During the week of 10/20 all RTU, AHU, and ERV outdoor air dampers were tested.
- Our winter changeover was completed on 10/14. No major issues arose. Several small DT Loop drips were observed. All stopped and only caused minor ceiling tile blemishes.
- The return fan motor servicing AHU 5 (South Gym) began overheating in early October. After testing a replacement motor was installed. The failing motor was over 20 years old.
- The damaged fencing behind the tennis courts has been replaced.
- The convertible picnic benches located behind the D-5/D-6 have been refurbished with new hardware being installed to extend the life of the benches.
- Several pieces of custodial equipment have been refurbished including the vacuum motor on our 20" Clarke auto scrubber and the solution solenoid on our Clarke carpet extractor.
- Within the past month we installed a magnetic pole filter on our DT loop to help enhance filtration. A chemical cleaning of both the HW and DT loops was completed in coordination with our water treatment company.
- During the months of September and October over 105+ "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

- Our 3 year (formally 5 year) building wide radon testing is scheduled for November.
- In late October classroom A7 began overheating. Upon inspection the DT valve seized in the open position. A quote for replacement has been approved. We have been utilizing the by-pass damper to regulate the space temperature.
- A required 5-year internal obstruction investigation, per the fire code NFPA 25, of our sprinkler system has been approved. Scheduling of the inspection is imminent.
- Our 28" Clarke auto scrubber has been experiencing issues charging. A faulty onboard charger is causing the issue. A quote for a replacement charger has been requested.
- The hallway UV located north of the D-5 was not running. Upon investigation a faulty valve actuator was discovered, causing the aqua stat to inhibit the motor from running. The valve has been manual opened and the unit is heating again.
- The replacement/refurbishment of a failed computer board for our chiller has been processed. The board has been sent out for repair. We're expecting this repair to be completed in the spring when the chiller is re-started for the cooling season.
- The Annihilare cleaning system installation and roll out is on its way. Due to small custodial closet size some plumbing alterations may need to be completed to support all 3 units

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OUTSTANDING ISSUES

- Our current classroom thermostats are no longer being produced. A plan to upgrade the thermostats wing by wing is being considered.
- Water balancing of the HVAC water system was recommended to maximize cooling.
- The domestic hot water is back feeding into the domestic cold water. A large back-check valve in the North heat exchanger room has been quoted for replacement.