

February 2021

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Vito Esparo

Facilities Manager

Beecher Road School

40 Beecher Road

Woodbridge, CT 06525

Phone: 203-389-2195

Fax: 203-389-2196



Completed Projects:

- During January intermittent issues with the North Entrance door buzzer persisted. Our security vendor refurbished the wiring and power supply and the issue has been resolved.
- Upon recommendation from an Aerco boiler technician we have begun a monthly water treatment plan for our dual temp and hot water loops. Results will be monitored monthly.
- MERV-13 filter upgrades for all AHUs and RTUs have been completed.
- A faulty cooling valves on AHU_4 has been replaced. The unit is ready for cooling season.
- On 1/4/21 our Dectron unit servicing the pool had a bi-monthly service visit. Both the service visit and recent balancing report results were positive.
- During our week of remote learning some painting refurbishments in the North Gym were completed. The project was completed by evening crew, lead by Ronny Casaverde.
- Several LED lights from the 2014 renovation have stopped working. Unfortunately the date of purchase puts the fixtures out of warranty. Pricing for future replacements has been obtained.
- Recently classroom K-8 began to show a trend of under heating. After some in house testing it was determined the motor was intermittently failing. The motor has been replaced and the unit is functioning as programmed. No students were displaced.
- Mid-January classroom UV_B6 began showing a trend of under heating. After investigation of the fan wheels and shaft it was determined the motor was failing. A new motor was quickly obtained and installed. No students were displaced.
- A leak sprung on an old cold water elbow joint in the boiler room. A plumber was contacted and the repair has been completed.
- Odd temperature readings from classroom UV_CI were identified. Upon inspection, furniture was covering the thermostat.
- Prior to the recent below freezing temperatures "possible" HVAC adjustments needed to protect BRS from freeze-ups were discussed and approved by QVHD. Very few adjustments were necessary.
- During the month of January 54 "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:

- A faulty mixed air sensor has been identified in AHU_5 servicing the South Gym and locker rooms. A quote has been obtained the repair is pending.
- During the recent "cold snap" 2 RTU freezestat alarms were received. The units functioned as designed. Temporary adjustments were made to prevent the alarms and keep the unit protected. When conditions reach below freezing BMS monitoring is heightened.
- A fluctuating drip was identified on an expansion joint on our dual temp loop. The drip is being monitored and has subsided. A quote has been obtained for future repair.

Outstanding issues to be addressed:

- Persistent roof leaks above the K-wing continue to be an issue. Snow melt generally exacerbates the issue.
- The addition of our servers, BMS system, and security system to our microturbine.
- Persistent line issues with our Frontier Communication phone lines.
- Adding keycard readers to recess entrance doors.