

May 2021

# Beecher Road School

## Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

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### Completed Projects:

- During daily HVAC monitoring on April 8th, a lower than usual air temperature was identified in the pool area. The cause of the issue was a faulty actuator on the HW valve within the Dectron unit servicing the pool deck. The part was obtained and replaced that day.
- On Saturday April 10th a fluctuating drip on an expansion joint located on our dual temp loop was repaired/replaced. The repair was located in the K-Wing.
- Over April break all HVAC filters were replaced, including continued MERV-13 upgrades to all classroom units.
- On Friday 4/15, we conducted and passed our quarterly sprinkler test.
- An infrared scan for our K-Wing, Library, and D-wing roofs was completed on 4/6. The results confirmed that all three surfaces are candidates for a refurbishment project as opposed to a roof replacement.
- New signage for the North and South parking lot entrances to the playgrounds and Kucin-skas Loop has been installed in collaboration with Woodbridge Public Works.
- A faulty speaker in the pool hallway was identified. A replacement speaker was obtained and installed.
- During the last week of April an issue with our voicemail system was reported. The latest configuration was saved and the system was rebooted.
- Intermittent failures of an exhaust fan located in the C-Wing were identified during routine HVAC monitoring. The motor was under warranty. A replacement has been obtained and installed.
- During the month of April, 25 "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:

- During our bi-monthly preventative maintenance visit for our Dectron unit, noisy bearings in the exhaust fan motor were identified. A replacement motor has been obtained. Installation and balancing will take place in the near future.
- During a recent visit from Regional Water Authority, the need for a upgraded backflow pre-venter on our HW Loop was identified. The part is on site and will be scheduled shortly.
- Over the last week of April we received more positive results from our pilot water treatment program for our Dual Temp and Hot Water loops. We have reached and sustained our PH benchmark in both loops. High Range Molybdate (corrosion inhibitor) readings are both now above our desired range.

### Outstanding issues to be addressed:

- A trend of overheating on AHU\_3 located in the North Gym has been identified. Preliminary investigation suggests the HW Valve needs replacement.
- The JACE for our Building Management System has exhibited an intermittent issue causing perpetual rebooting, most recently on 4/20/21. Manually resetting the JACE has solved the issue for the time being. A quote for an eventual replacement has been obtained.
- Persistent roof leaks above the K-wing continue to be an issue.
- The addition of our servers, BMS system, and security system to our microturbine.
- Persistent line issues with our Frontier Communication phone lines.
- Our double walled fiberglass oil tank, installed in 1996, has an updated removal date of August 2026.