

October, 2020

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Completed Projects:

- On 9/16 the display board on Boiler 1 was replaced and the “temperature limit controller” was calibrated. Boiler 1 has run without a fault since this repair took place.
- During the week of 9/14 Trane was onsite complete scheduled preventative maintenance on our chiller, including coil cleaning. A previously a low level of “heat transfer fluid” was identified on circuit 1, the fluid has been replenished.
- During September Frontier communications repaired several troubled phones lines.
- Regional Water Authority, “Lead and Copper” test results have been received from samples taken from seven locations building wide. All results were reviewed with RWA and all fall below “action” level.
- In collaboration with Anthony Taddei and building maintenance a handwashing sink has been installed in the North Gym.
- Replacement of a failing exhaust fan servicing the ADA Bathrooms outside the Tech Center was completed during the week of 9/26.
- During the month of September the custodial and maintenance team completed over 150 formal “Fit-It” tickets.

Projects in process:

- A trend of overcooling was identified on AHU_4 servicing the South Assembly room. On 9/22 both a controls issue and possible mechanical issue were identified. The controls issue has been corrected. A quote for a valve replacement is expected the week of 10/5.
- During the week of 9/26 FCU-11 began slightly undercooling, a faulty supply temperature sensor has been identified and a replacement will be scheduled as soon as possible. The room temperature currently maintains around 72-74 degrees, only slightly higher than the 72 degree set point.
- A 3rd “water bottle filling station” has arrived and installation outside the North Gym is scheduled to be completed shortly.
- A quote has been obtained to replace 24 month Fireside/Waterside Kits on our 3 AERCO Boilers. Labor will be completed as part of our PM service agreement.
- On 9/16 a “high temp switch” alarm on Boiler 3 would not reset. It was determined the switch needed replacement. The parts have been ordered and the repair is forthcoming.
- A quote to repair 2 compressor contactors for our pool Dectron unit has been obtained. Work is scheduled to be completed on or around our next scheduled preventative maintenance visit in October.
- Weather trends are being continually monitored. An exact date for our “heating changeover” has not been set yet. Necessary vendors have been contacted and plans are being made for a mid-October change.
- MERV-13 filter upgrades are in process. Filter replacements are tentatively scheduled for our quarterly maintenance visit in December. We are awaiting confirmation a delivery date.
- A re-organization of stored furniture in the “Common’s Room” is in process.
- Our Clarke ride-on Zamboni has recently been experienced issues maintaining a charge. A possible battery issue has been identified.

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.
- The addition of our servers, BMS system, and security system to our Mirco-Turbine.
- Persistent line issues with our Frontier Communication phone lines.
- Adding keycard readers to recess entrance doors.

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