

Beecher Road School

May, 2019

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Completed Projects:

- Loose hand rails and damaged steps have been repaired on the staircase leading to the South Parking Lot
- In coordination with EMCOR we completed our “cooling changeover” on 5/28/19. With help from a controls vendor we were able stabilize our loop pressure and work towards ideal settings to maintain functionality of our rooftop chiller.
- We have completed all open repairs on our Dectron pool unit. At the time of this meeting the unit is fully functioning with only minor hiccups.
- Plumbing issues in the D-wing have been resurfacing. In an effort to service the problem in house we have purchased a 75ft toilet snake to limit service calls.
- A Dectron certified technician was onsite 6/4-6/5 and gave our unit a full physical. Our primary technician from EMCOR and I were onsite to participate in training and view troubleshooting techniques. We are expecting a written report on our unit shortly.

Projects in process:

- We are actively working with our controls vendor to improve programming and save energy to make our HVAC system more effective.
- Next month EMCOR is scheduled to complete our final set of filter changes for the 18-19 fiscal year.
- Our landscape contractor will begin work shortly on several erosion oriented safety improvements to the exterior of the building.
- Roof Infrared Technologist, provided by TREMCO, completed an analysis of our North School roofs, including the K-Wing classrooms. The results look favorable for roof restoration as opposed to a more costly full replacement. We are awaiting quotes for continued service and roof restoration.
- We have obtained quote for “jetting” of 4 problem roof drains. 2 S-wing and 2 D-wing drains will be worked on shortly.
- As we experience hot and humid weather we will be monitoring out “phase one” HVAC improvement and tweak setting to maximize effectiveness.
- We are in the process of completing plans for our summer cleaning schedule.

Outstanding issues to be addressed:

- Investigate ways to maximize the effectiveness of our over head speaker system.
- Exterior door lock checks continue with an emphasis on raising staff awareness of protocols in place for locking doors during and after recess.

Vito Esparo

Facilities Manager

Beecher Road School

40 Beecher Road

Woodbridge, CT 06525

Phone: 203-389-2195

Fax: 203-389-2196

