

January 2021

Beecher Road School

Facilities Department Monthly Report

CLEAN
SAFE
HEALTHY
SCHOOLS

Completed Projects:

- On 12/5 BRS suffered a short term, storm induced, power outage and phone line disruption. Power was restored within hours. The identified phone-line issues we repaired by Frontier within 48 hours.
- In early December Boiler 1 and Boiler 3 both once again went into “High Temp Switch Alarm” and needed to be reset manually. Both of these switches have been recently replaced. An Aerco specialist was brought in to investigate the issue. The switches were tested and several set point adjustments were made. They have run without alarm since.
- Over winter break, a small leak in the HW piping in the North School Heat Exchanger Room was repaired.
- MERV-13 filter upgrades for all classroom FCUs and UVs have been completed.
- K-Wing/Kitchen Delivery entrance thresholds have been upgraded/replaced.
- On 12/9 at sewer line blockage, was identified between the South School entrance and the D-Wing entrance. The sanitary manhole was vacuumed out and a large root mass was cleared from the line. Associated bathrooms were back in service that evening.
- On 12/16 a faulty motor was identified on the FCU servicing the Special Services office. A replacement motor was obtained via the manufacturer and has been replaced by our evening maintenance staff.
- During December UV_A9 began intermittently overheating the space. A faulty valve actuator was identified and has been replaced.

Projects in process:

- In early December an unusually low mixed air temperature was identified on AHU_5 servicing the South Gym and Locker rooms. Both the outdoor air damper and freezes stat were tested and functioned as programmed. It was determined the mixed air sensor is inaccurate and replacement is pending.
- On 1/4/20 our Dectron unit servicing the pool is scheduled for a bi-monthly preventive maintenance visit.
- During December intermittent issues with the North Entrance door buzzer were reported. After troubleshooting it seems low temperatures may have been causing the hiccups.
- During a site visit to investigate boiler alarms, onsite water testing showed a very low level a glycol on our dual temp loop, the most likely cause is residual glycol from past chiller winterizations. A water treatment company has been contacted and visit has been scheduled for the first week of January.
- A trend of overcooling was identified on AHU 4 servicing the South Assembly room. The repair will be scheduled prior to cooling season.
- Several LED lights from the 2014 renovation have stopped working. Pertinent information has been forwarded to Relax.
- 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.
- UV_C5 and UV_B5 both has been intermittently over heating the spaces by about 5 degrees. Both rooms are monitored daily.

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. Some concerns have been addressed.
- 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.

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