

May 2023

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Completed Projects:

- During March both the North entrance and Kitchen roof leaks were located and patched. Both have not shown signs of leaking since the repair.
- The board for AC unit servicing the D-wing server closet has been replaced. The unit has been running without alarm since replacement.
- Over spring break a sprinkler pipe below two FCU units servicing the D-Wing classrooms was been relocated to allow access to the motor cabinets.
- During March and April valve actuators servicing S3 and S17 were replaced
- During March and April FCU motors in classrooms spaces S3, S5, S6, and K4 were replaced.
- The FCU unit servicing classroom S6 was exhibiting a condensate overflow alarm. Investigation identified a faulty overflow switch. The part was obtained and replaced.
- Over spring break HVAC preventative maintenance was completed on all UV, FCU, AHU, RTU, and ERV units. This includes MERV-13 filter changes.
- During the months of March and April over 70 “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

- In early March multiple roof leaks were reported in areas located in the K and S Wings including a new leak in the Cafeteria. Several possible entry points were identified on a recent roof inspection. A roofing vendor is schedule to be onsite to patch the issues.
- A dripping sprinkler pipe was identified in classroom S5. A quote for repair is being obtained.
- Two custodial utility faucets are showing signs of leaking. Replacement parts have been obtained. Repair is imminent.
- Replacement LED bulbs for the South Gym have been obtained. Due to the height of the fixtures a lift rental will be necessary to complete this project.
- Refurbishment/replacement of approximately 15 wooden exterior benches has begun. 5 more benches have been prepped and will be installed soon
- March test results from our water treatment program for our Dual Temp and Hot Water loops show both loop were slightly below PH benchmarks. This is being monitored.

Outstanding issues to be addressed:

- Persistent roof leaks above the K-wing & Cafeteria continue to be monitored.
- Electrical conduit supports on the K-Wing roof are failing and close to causing damage. Wood had been added beneath the supports to restrict damage. Multiple quotes have been gathered for a possible summer repair.
- A wiring issue in the North school area or in the underground wire run to the North School area is causing an issue with several North exterior pole lights. An electrician will be scheduled to be onsite to try and pin point an exact location.
- Issues with the domestic cold water pressure in the North School are being investigated. Large pressure fluctuations are visible during occupied hours.

Vito Esparo

Facilities Manager

Beecher Road School

40 Beecher Road

Woodbridge, CT 06525

Phone: 203-389-2195

Fax: 203-389-2196

Beecher Road School

