

September 2024

# Beecher Road School

## Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

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Beecher Road School



### Completed Projects:

- Over the summer several minor HVAC repairs were completed including Co2 and humidistat replacements, repair/recalibration of the Greenhouse HVAC, and more.
- During July an abatement project and flooring installation project were completed in the South School area. This included new carpeting on the band ramp, new VCT on the loading dock, and the addition of LVT in E6 to replace aged carpeting.
- During late-July and August a roof replacement project was completed on the K-Wing, Cafeteria, Library, and D-Wing roofs.
- In mid-August our grounds improvement project kicked off. The North parking lot, Kindergarten sidewalk and the front A-Wing sidewalk have all been completed. Also all scheduled tree removal was completed.
- During the 1st week of school classroom K6 was exhibiting a 3-4 degree temperature increase compared to surrounding rooms. Upon investigation a faulty motor was identified. We had the part in stock and the motor was replaced that evening prior to open house.
- Last month our PA system upgrade was completed. This included the addition of improved speaker coverage on the exterior of the building, hallways, and large gathering spaces.
- On August 29th we upgraded our phone system by migrating from outdated copper lines to a more advanced SIP (Session Initiation Protocol) service, which offers greater flexibility and efficiency.
- During the month of August over 140 "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

- Upon restarting our HVAC system after the roofing project classroom UV\_B5 was slightly overheating. Upon investigation an issue with the shaft bearings was identified. The bearing were greased and the unit is running. Parts for replacement are onsite and the completion of the repair is imminent.
- During our chiller preventative maintenance visit in August an extremely damaged chiller condenser fan was discovered. The cause of the issue is uncertain. The replacement of the condenser fan motor, mounting brackets, shroud, and blade has been approved and the repair will be completed as soon as parts arrive to limit further issues.
- After severe rainfall in late August a roof issue was identified above the boiler room. Our roofing vendor and original installation company for the roof has been onsite to look into the issue. We are awaiting a quote for a return visit to investigate the cause of the issue and determined the best course for repair.
- In the coming weeks continued ground improvements will be commencing. The next phase of improvements will be focused on the drainage and sidewalk area behind the A-Wing.

### Outstanding issues to be addressed:

- In late August our North and South FD connections failed their 5 year hydrostatic tests. Two separate companies were brought in to look into the issue. We are currently assessing the best route to pinpoint the cause and complete a repair. Currently faulty underground ball drips are suspected to be causing the issue. This repair will need to take place when school is not in session.
- Issues with the domestic cold water pressure in the North School have returned. Large pressure fluctuations are once again visible during occupied hours.
- Deteriorating fencing behind the Tennis Courts on the North School playground has been identified. Due the type of damage a complete replacement of the fencing has been recommended.