

March, 2020

# Beecher Road School

## Facilities Department Monthly Report

CLEAN  
SAFE  
HEALTHY  
SCHOOLS

### **Completed Projects:**

- RTU 4 Library began experiencing fan failures and freezestat alarms. The freezestat was determined to be causing both issues. It has been replaced and changed from “auto reset” to “manual reset” to match our other RTUs.
- Two “Stepper Motor” failures occurred on Boiler 1 in early January. The manufacturer has recommended replacing both the Stepper Motor and ignition board. Boiler 1 has not gone into alarm since early January. The replacement parts will be kept onsite to expedite repairs if the issue resurfaces.
- The North entrance exterior card reader issues has been solved.
- Over the final week of February our part-time maintenance staff refurbished all interior handrails; including the replacement of 20+ loose or loosening anchors.
- A pilot “Milk Carton Recycling” program was launched in our cafeteria on 3/2/20.
- On 2/18/20 ITS conducted a successful smoke detector test.

### **Projects in process:**

- The intermittent fan failures on FCU SPED and FCU K8 have occurred during February. The units are being monitored daily. A spare replacement motor for our FCU units is being ordered to lessen cost and repair time.
- Classroom D4 has been overheating. Replacement of the faulty actuator is in process. Adjustments to keep the room from overheating are currently preformed manually at the unit on a daily basis.
- Upon replacement of the RTU 4 freezestat, inconsistent controls programming was identified. Outdoor air damper readings were incorrect due to this issue. A quote has been obtained to reprogram RTU 4. Also, a quote has been obtained to reprogram all 5 RTUs at once to expedite other RTU improvements and save on labor.
- On 2/18/20 our LED changeover started. The tentative completion date is the week of 3/9/20.
- Integrated Diagnostics was onsite 2/24 for a 6 month balancing inspection of the Dectron unit. The detailed written report is pending.
- Our solar company has identified a specific tree that is hindering the energy output from our solar panels. A quote has been obtained.
- Several exterior site projects are scheduled to be completed shortly. The areas of concern were identified via a Fuss and O’neil site assessment. The project areas include; behind the Rotunda, behind the South Gym, and South School near the loading dock. The scope of work will include; tree trimming, removal of dead/dying/damaging trees, drainage improvement, removal of invasive plants, grass planting, etc.
- Repairs to resolve our S-Wing roof drainage issue will move forward shortly. The work is tentatively scheduled to be complete during Spring Break.
- On 3/20/20 RSP Systems is scheduled to be onsite to complete a full battery overhaul on our Capstone Turbine. All parts and labor are covered under our service contact.
- The removal of MOST plant life near A/B/C wing UVs will be completed shortly.
- Refurbishment of the pool exit doors is in process, including the installation of Detex AEX500 Alarms.
- On 3/6/20 Clear Water Industries will be onsite will be onsite to conduct complimentary water testing for our dual temp loop.

### **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.

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