

November 2023

Beecher Road School

Facilities Department Monthly Report

CLEAN
SAFE
HEALTHY
SCHOOLS

Completed Projects:

- In early October re-wiring of the North School pole lights was completed. The LED pole lights are now fed from a nearby electrical room located in the North school. Previously they were fed from the South loading dock. A new time clock was also added.
- In early October the HVAC controller servicing the pool locker rooms and gym re-heat coils was replaced. The previous controller began malfunctioning and inundating the BMS system with false alarms.
- On Yom Kippur a faulty condensate pump located on FCU K8 was replaced. A spare condensate pump was ordered and is in stock to expedite a future repair.
- In mid October part of the tech center began overheating. Upon investigation a malfunctioning valve actuator was identified. The part was in stock at BRS and it was replaced that day.
- On Columbus day our elevator vendor completed a repair/upgrade to interior buttons.
- In early September failing shaft bearings were discovered in classroom A4. The replacement parts were in stock and the repair was completed that evening.
- Once again during our winter changeover the expansion joint located outside classroom K4 began to leak. An emergency repair was completed within 5 days. A different type of expansion joint was installed in an effort to end this reoccurring issue.
- During the months of September and October nearly 100 "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

- Over the last month we've initiated several access control upgrades to the interior of the buildings. These include additional keycard readers and door upgrades/retrofits.
- Our PA system upgrade is underway. Currently our vendor is onsite multiple nights a week running the upgraded insulated wiring. Once the wiring is complete the upgraded speakers will be installed. The new system will be brought online in phases.
- Over the past month we've been dealing with persistent plumbing issues in the sanitary line servicing the bathrooms across from the South Gym. After snaking it several times in house a company was brought in with an larger industrial snake. While we've had short term success clearing the line, but the issue continues to persist. An appointment to send a camera down the troubled piping is imminent.
- Over Yom Kippur the final bit of data was collected for our IAQ assessment. We will be meeting with our engineers in the near future to review the data. Initial thoughts on the findings are positive.
- The source of the new S-Wing roof leak has been identified. A temporary patch was installed to confirm the source of the leak. Our roofing vendor will be onsite shortly to permanently repair the leak.
- October test results from our water treatment program for our HVAC loops show both loops were below PH and high range molybdate benchmarks. A change in treatment has garnered slight improvements

Outstanding issues to be addressed:

- Roof leaks above the S-Wing, K-wing, Cafe, and South vestibule continue to be monitored.
- Electrical conduit supports on the K-Wing roof are failing. Wood had been added beneath the supports to restrict damage.
- Issues with the domestic cold water pressure in the North School have returned. Large pressure fluctuations are once again visible during occupied hours.

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