

March 2024

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

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Completed Projects:

- After several reviews and a site visit over February break our IAQ Assessment is nearly ready for publication. The arrival of the final draft of the report is imminent.
- Low outdoors airflow from AHU3 was flagged during our IAQ assessment. Upon investigation it was identified that an electrical box installed inside the unit was obstructing the movement of the damper linages. The linkages were re-tightened and the damper is functioning as designed. This unit will be monitored.
- Roof leaks in classroom S4, the south entrance hallway, the north vestibule, cafeteria, and K-wing hallway have been repaired and did not leak during the recent snow melts and storms.
- Over the past 2 months we've completed several HVAC motor replacements on FCUs located in K2, B11, B14, and S12.
- During January and February we replaced several valve, outdoor air damper, and/or exhaust actuators in K1, D1, D2, S1, South Art, and the Principal's Office.
- In January we completed a host of access control upgrades including but not limited to cafeteria keycard access, North Gym keycard access, several camera upgrades, and more.
- In early February our basement keycard reader began malfunctioning. Our vendor was called onsite and the issue was resolved within 24 hours of our service call.
- After a string of storms several phone line issues were identified including issues with our burglar line, our main fax line, and our elevator emergency line. All have been repaired most within 24-48 hours of reporting the issue to our phone provider.
- A large sinkhole had been reported toward the back of the south field. The cause is unknown. Our landscape contractor has filled the sink hole.
- On the afternoon 2/29 we were alerted to an "burning smell" in classroom C1. Upon investigation the motor for the UV was overheating, possibly caused by a combination of older shaft bearing and a pencil obstructing the a fan wheel causing friction. The unit was cleared of obstructions and the shaft bearings were changed that afternoon. The unit was fully functional by 4pm that day.
- During the months of January and February over 90 "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

- Our PA system upgrade is progressing. Last week the North School moved over to the new system. This includes the addition of speaker coverage to all North School hallways.
- An upgrade from our copper phone lines to digital (SIP) phone lines is imminent. We have tentatively scheduling the changeover for April break.
- The faucet in the A-Wing custodial closet needs to be replaced. Unfortunately the shut off valves to the closet are not working. We have contacted a plumber and are awaiting a quote to shut down the main domestic cold line to the building and cut out and old valves and install new valves to the closet. We are targeting a day over April break to complete this repair.
- February test results from our water treatment program for our HVAC loops show both loops were below PH and high range molybdate benchmarks. We have heard back from a consultant who recommended a different treatment which would require a least a week of chemical circulation and system flush. We are considering whether to complete this task before summer changeover or after next winter changeover. We are awaiting a quote.

Outstanding issues to be addressed:

- Issues with the domestic cold water pressure in the North School have returned. Large pressure fluctuations are once again visible during occupied hours.