

January, 2020

# Beecher Road School

## Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

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### **Completed Projects:**

- The replacement of the re-heat valve in the Vice Principal's office has been completed.
- UCS Solutions has completed "Phase 2" HVAC upgrades for all FCU and UV classroom units.
- An aged and malfunctioning D-Wing bathroom exhaust fan motor has been replaced.
- Over winter break the custodial crew stripped and waxed the Rotunda and Main Office, deep cleaned bathrooms, washed all South School carpets, touched up paint, and completed several other tasks.
- Our mechanical vendor was onsite over Winter Break and completed all AHU and RTU air filter changes and preventative maintenance work. Some areas inside are yet to be completed
- All active BRS Custodians have completed training session including; Bloodborne Pathogens, Food Allergy Management, Integrated Pest Management, Back Safety, Conflict Management, and more via our GCN Training Portal.
- The bi-annual replacement of all electronic lock batteries has been completed.
- Our quarterly sprinkler inspection was complete 12/27/19

### **Projects in process:**

- Van Zelm and UCS have been onsite to brainstorm and troubleshoot possible exhaust fan alterations on the A/B/C wings.
- Intermittent fail failures on FCU I I prompted contact with Trane the FCU manufacturer to quote a replacement motor directly. We are hopeful the repair will be completed in house.
- A town-wide LED upgrade is scheduled to begin shortly.
- Contractor quotes have been reviewed for the replacement of (5) PTAC units serving the South Office suite. United Controls Solutions and United Mechanical Resources have been selected to provide parts and installation.
- Our bi-monthly Dectron preventative maintenance visit is scheduled for early February. Integrated Diagnostics is scheduled for be onsite 2/3 for a 6 month balancing inspection.
- It has been identified that the roof drainage issues behind the S-Wing are due to tree roots blocking the drainage line. We are awaiting a quote to install a new pipe and abandon the older one due to the extensiveness of the damage. This issue is in an area identified in our F&O site report. We are still awaiting a final quote on the project.
- The motor for a heating unit servicing the loading dock has seized. The motor has been removed and a replacement has been identified and ordered.

### **Outstanding issues to be addressed:**

- The removal of ALL plant life near A/B/C wing UVs has been recommended.
- Persistent roof leaks above the K-wing continue to be an issue. Quotes for refurbishment have been obtained. We have been working to minimize the impact of the leaks.
- The overall effectiveness of our PA system is a concern.