

December, 2019

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

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Completed Projects:

- The Joan Benevento Memorial Sundial installation has been completed.
- Our 6-month asbestos surveillance has been completed. Lab testing for materials in A-I have confirmed the materials are free of asbestos and a full tile replacement can be completed without abatement. Updated quotes and scheduling will be completed shortly.
- Multiple repairs have been completed to our Fire Alarm System, including the replacement of a faulty duct sensor in the Mezzanine and the replacement short circuiting tamper in the N. Sprinkler room.
- The motor in FCU_S17 has been replaced due to periodic fan failures. The unit has worked uninterrupted since the repair. Three cracked condensate trap assemblies have been replaced on our AERCO boilers.
- On 11/27 several classroom relocations were completed including the moves of the North Music and several SPED related spaces.
- The Regional Water Authority was onsite to replace a leaking meter by the south exit.
- Trane has installed a new control panel and cabinet on our Trane chiller.
- Radon Testing was completed and all test results were passing.
- Several issues with our Frontier phone lines have been resolved, including lines with dial tone loss and static. As of today all reported issues have been resolved.
- Several new "squirrel holes" have been patched on the exterior of the S-Wing.
- Four educational "energy walks" have been completed with the Multi-age Group.
- Over Thanksgiving break our annual "fall clean-up" was completed. This including trimming of trees by the bus drop off and the removal of worrisome tree branches on the North Playground.

Projects in process:

- Replacement of the re-heat valve in the VP's office has been scheduled for Winter Break.
- Our mechanical vendor is scheduled to be onsite over Winter Break to complete a building-wide air filter changes and preventative maintenance work.
- Multiple quotes have been obtained for the replacement of the unit ventilators serving the District Office and Recreation area. This project will include replacement of the units, new louvers, and adding the space to our BMS system.
- UCS Solutions is scheduled to complete "Phase 2" HVAC upgrades of the "Holiday Break" at the end of December. All supplies needed for the upgrade have arrived.
- A town-wide LED upgrade is scheduled to begin shortly.
- 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.
- Our custodians have begun completing training session including; Bloodborne Pathogens, Food Allergy Management, Integrated Pest Management, Back Safety, Conflict Management, and more via our GCN Training Portal. This is twice as many as last year.

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.
- Intermittent fan failures on FCU I and AHU I are being monitored daily. Any uptick may open up a further investigation.