

November 2024

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Completed Projects:

- In preparation for heating season several repairs were made to our 3 AERCO boilers. This includes replacing a faulty SSOV actuator, 2 failing boards, and more.
- Upon our heating changeover AHU5 servicing the South Gym and locker rooms was exhibiting a higher than expected discharge temperature. Upon investigation a failing valve actuator was identified. The actuator has been replaced and an spare actuator is onsite.
- On Halloween several pending chiller repairs were completed including the large condenser fan replacement, replacement of 2 failed evaporation emersion heaters, and a glycol replenishment for chiller barrel winterization.
- Shortly after the opening on school all large gathering spaces were equipped with security cameras. This upgrade was based on recommendations from our recent security assessment.
- A small ceiling leak was reported in classroom S16. Upon investigation it looked to be a leaky clean out cap from our roof drainage piping. We tightened and resealed all the caps in the area. As of 10/31 the area remains free of leakage.
- During the months of September and October over 150 "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

- On October 8th we kicked off our 24-25 Tools For School committee. Data from our annual survey has been reviewed. Our first building walkthrough is on November 19th.
- As of publishing this document we are currently in the process cleaning our dual temp loop in coordination with our water testing vendor. The cleaning project is to address depressed pH readings and the presence of possible bacteria issues.
- Over Yom Kippur a water balancing company was onsite to investigate several HVAC anomalies noticed during cooling season. After investigating several troubled units, evidence pointed to flow issues on all of the most troubled spaces. A balancing of the HVAC water system was recommended. This can be done in coordination with a recommended air balancing of our HVAC system.
- Our upgrade to a NFS2-640 Intelligent Fire Control Panel is in process. Once parts arrive the replacement will be scheduled.
- In response to our North and South FD connection 5 year hydrostatic test failure we've gathered multiple quotes and assessments from vendors. After deliberation we have settled on a qualified vendor to excavate, inspect, repair, and replace our ball drips. If the ball drips are indeed causing the failure this repair should lead to passing hydrostatic testing.
- After severe rainfall in late August a roof issue was identified above the boiler room. We are awaiting a visit from the warranty company to investigate the issue.
- In the coming weeks continued ground improvements will be commencing. The next phase of improvements will be focused on the drainage and sidewalk area behind the A-Wing.

Outstanding issues to be addressed:

- Our current classroom thermostats are no longer being produced. A plan is being put together to upgrade the thermostats wing by wing. This project will also allow us the flexibility to keep the older thermostats as replacement parts for the wings awaiting an upgrade.
- We have had discussions with our BMS controls vendor about adding Co2 alarms to our HVAC system to help identify possible airflow issues. This will expedite discovery of possible airflow issues.
- Deteriorating fencing behind the Tennis Courts on the North School playground has been identified. Due the type of damage a complete replacement of the fencing has been recommended.
- We have begun gathering quotes and information on ADA accessibility upgrades to the North Entrance.

Vito Esparo

Facilities Manager

Beecher Road School

40 Beecher Road

Woodbridge, CT 06525

Phone: 203-389-2195

Fax: 203-389-2196

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