

April 2022

# Beecher Road School

## Facilities Department Monthly Report

CLEAN  
SAFE  
HEALTHY  
SCHOOLS

Vito Esparo

Facilities Manager

Beecher Road School

40 Beecher Road

Woodbridge, CT 06525

Phone: 203-389-2195

Fax: 203-389-2196

Beecher Road School



### **Completed Projects:**

- During the month of February all 3 AERCO boilers received a software update to solve a persistent temperature reading fluctuation problem. This issue caused the boilers to go into alarm on colder days. The upgrades were completed and the issue has not returned.
- Over the last 2 months Schneider Valves actuators were replaced in classrooms D3/B1/B14. All spaces exhibited unusually high discharge air temperatures. All 3 replacements were completed immediately with parts in stock. More actuators are on order to replenish our stock.
- Our final water bottle filling station installation was completed at the bottom of the south entrance ramps. The original station was defective. The manufacturer was alerted to the issue and sent a replacement station.
- On 3/2 a broken window was reported on the south side of the science room greenhouse. The broken glass was removed and the window was replaced that day.
- On 3/15 the VFD for AHU1 began displaying several different voltage faults. Our controls vendor was onsite that afternoon to investigate the source of the faults. The faults were identified and corrected. On 3/21 the scheduled replacement for the VFD was a success and the unit has not gone into alarm since. The old VFD is being stored onsite.
- In early March a persistent sink drainage issue in the south teacher's room resurfaced. The original metal plumbing was brittle upon removal to investigate the blockage. The plumbing was rebuilt that evening. The issue has not resurfaced.
- During the months of February and March, 71 "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:**

- The installation of a *Sensory Pathway in Memory of Nicole* is scheduled to begin over spring break.
- Over the week of April 11th we are tentatively scheduled to replace a failing processor board in the elevator servicing the kitchen. We are awaiting confirmation on the arrival of parts.
- In late January a leak was observed on HWP4 servicing the micro turbine. It was determined the pump needs replacement. HWP4 has been taken offline and HWP3 will be supporting the micro turbine until the repair is complete. Parts have been ordered. We are hoping for an April replacement. The lead time on the pump was 12 weeks slating arrival for mid/late April.
- Test results from our water treatment program for our Dual Temp and Hot Water loops have remained within PH benchmarks. We are currently investigating an unexplained nitrite levels in both loops. Multiple Bacteria tests have come back negative.

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

- Persistent roof leaks above the K-wing and North entrance continue to be monitored.