

June 2021

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Completed Projects:

- During the month of May the exhaust motor in our Dectron pool unit was replaced and the fan wheel was repainted to inhibit rusting.
- During an April visit from Regional Water Authority, the need for a upgraded back-flow preventer on our HW Loop was identified. A new backflow preventer has been installed. RWA has returned, inspected, and passed the new piece of equipment.
- In early May persistent leaks on several flush valves were identified. All but one flush valve was rebuilt. The urinal in the bathroom located outside S-12 received a full replacement.
- On 6/1-6/2 our Trane Chiller was drained, refilled, and activated. The initial start up and preventative maintenance visit were positive. Oil samples were taken. We are awaiting the results.
- During the month of April, 42 "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:

- A persistent drip has been identified on our Pentair "Superflo" pump located below pool. Parts for refurbishment are in stock.
- Test results from our pilot water treatment program for our Dual Temp and Hot Water loops remain positive. We have reached and sustained our PH benchmark in both loops. High Range Molybdate (corrosion inhibitor) readings are both now above our desired range. Our next treatment and testing will be our first during cooling season.

Outstanding issues to be addressed:

- A trend of overheating on AHU_3 located in the North Gym has been identified. Preliminary investigation suggests the HW Valve needs replacement.
- Several minor HVAC issues are being monitored and planned repairs will take place this summer.
- The JACE for our Building Management System has exhibited an intermittent issue causing perpetual rebooting, most recently on 4/20/21. Manually resetting the JACE has solved the issue for the time being. A quote for an eventual replacement has been obtained.
- Persistent roof leaks above the K-wing continue to be an issue.
- The addition of our servers, BMS system, and security system to our microturbine.
- Persistent line issues with our Frontier Communication phone lines.

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