

March 2025

# 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

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### Completed Projects:

- Over February break the addition of three ADA door closers to the North Entrance was completed.
- In late January the shaft bearings on the return fan for AHU\_4 were replaced after being identified as a possible issue during our December preventative maintenance visit.
- In early February an issue with UV\_B5 was reported. Upon investigation the shaft bearing needed replacement. The repair was completed in house over February break.
- In mid-February a slightly high early morning temperature was observed in classroom S4. Upon investigation the valve actuator was cracked leaving the valve open. We had a spare actuator in stock and the repair was completed that morning. The broken actuator was fairly new, if this happens again more investigation will be needed.
- Over February break the failing motor and faulty exhaust damper actuator were replaced in the STEM lab. We had both parts in stock and the repair was completed in house.
- In late January during a cold snap, Boiler 1 began going into alarm overnight. Upon testing from our boiler company a faulty stepper motor was suspected to be the issue. Luckily we had a stepper motor in stock from a previous repair many years ago. The stepper motor was replaced within 24 hours and the unit has not gone into alarm since.
- The failing LED lighting on the pool roof have been replaced.
- Batteries for our ride-on Clarke zamobini have been replaced & the EC-H2O Nanoclean cartridge on our Tennent walk behind auto scrubber has been replaced, allowing for chemical free floor cleaning.
- In late February a puddle of water was noticed in the hallway exiting the cafeteria. A rotted plumbing elbow buried in the wall behind the garbage disposal was the culprit. The elbow has been changed and the leaking stopped. Patching and repainting of the walls effected will begin shortly.
- During the months of January and February over 75 "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 VFD on AHU\_3 has continued to go into alarm. A replacement drive has arrived and our controls vendor will be completing the installation imminently.
- On 2/4 our 2nd Tools for Schools walkthrough was completed. Our write up from our consultant has been received and we will be reviewing the findings and preparing for next year next meeting.
- On 2/26 during warm up classroom D5 was exhibiting a slightly lower than normal space temperature. Upon investigation a failing motor was determined to be causing the issue. However, the motor is currently inaccessible due to sprinkler piping. Multiple quotes for the relocation of the pipes are being obtained. Once the pipe is moved the motor will be replaced immediately.
- Our February sprinkler test contained several recommended repairs. Some will be completed next test. The remaining issues are focused on replacing corroded piping located in the sprinkler room next to the pool.
- Quotes for future bleacher and gym equipment inspections have been obtained.
- A quote to repair/replace to fencing location by the pool basement have been obtained.
- Refurbishment of the greenhouse HVAC is in process; a failed thermostat has been replace, a failed valve actuator has been replaces, and a replacement exhaust motor has been ordered.
- Our upgrade to a NFS2-640 Intelligent Fire Control Panel is in process. Once parts arrive the replacement will be scheduled.

### Outstanding issues to be addressed:

- Our current classroom thermostats are no longer being produced. A plan to upgrade the thermostats wing by wing over summer break is being considered.
- The supply motor on AHU6 servicing the Rotunda has been noted to have failing bearing.
- Water balancing of the HVAC water system was recommended to alleviate undercooling issue throughout the building.
- The domestic hot water is back feeding into the domestic cold water. A large back-check valve in the North heat exchanger room will be quoted for replacement.