

May 2024

# 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:

- On the morning of 3/20 classroom D-5 (nurse) was exhibiting a slightly low space temperature. Upon investigation the motor was going in and out of alarm. We had a spare motor in stock and the repair was completed that evening.
- During March, classroom E2 (science) was exhibiting a high air discharge temperature. After testing the unit, both the valve actuator and outdoor air damper actuator were not responding correctly. Both parts were in stock and both were replaced that afternoon.
- During April all aged swing seats on the South playground were replaced.
- On the Friday 4/19 a power outage was reported after school dismissal. Our micro-turbine functioned as designed providing ample hallway lighting and the back-up batteries for our radios and other equipment worked as planned. Overall it was a successful outage from a planning and preparation standpoint.
- Over spring break the entrance doors to the South Assembly room were upgraded. They now feature windows and a center mullion for increased security.
- On 4/23 a high space temperature was recorded in the band room which is supplied by AHU\_1. After testing the unit a faulty valve actuator was identified to be causing the issue. We had the part in stock. Due to the location of the actuator our controls company arrived the following day to replace the item and test the unit.
- During April we received our final IAQ report via Van Zelm Engineering. The results were presented at a recent staff meeting and the entire report will be uploaded to the Beecher website. Results were positive, no major mechanical upgrades were recommended.
- In April the Regional Water Authority toured our building to test our backflow preventers. All of our equipment passed.
- During the months of March and April over 70 "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

- Due to several projects on site this summer we are making preparations to relocate several summer programs to the Amity Middle School-Bethany Campus. This includes moving supplies and furniture to the new location.
- Once school is out a roofing project on the K-Wing, Library, and D-wing roofs will begin.
- Preparations for several exterior site improvements are underway. Further details should be available in the coming weeks.
- On 4/25 a slightly high CO2 level was recorded in the classroom B5. Upon investigation the outdoor air damper actuator was not responding correctly. A quote for several replacement actuators has been received, they are in stock in the warehouse. Once they arrive replaced will be completed ASAP.
- Our PA system upgrade is nearly complete. The final speaker additions are being wired in the South School.
- An upgrade from our copper phone lines to digital (SIP) phone lines is imminent. We have tentatively scheduled the changeover for summer break.
- The faucet in the A-Wing custodial closet needs to be replaced. The work has been approved the repair is imminent.
- March test results from our water treatment program for our HVAC loops show both loops were below PH and high range molybdate benchmarks. A different treatment has been recommended which would require a least a week of chemical circulation and system flush. We are planning to complete this treatment after next winter changeover. We are awaiting a quote.

### Outstanding issues to be addressed:

- Issues with the domestic cold water pressure in the North School have returned. Large pressure fluctuations are once again visible during occupied hours.