

December 2021

Beecher Road School

Facilities Department Monthly Report

CLEAN
SAFE
HEALTHY
SCHOOLS

Completed Projects:

- On 10/12 our HVAC winter changeover was completed. This included chiller winterization and draining of RTU cooling coils.
- Following our winter changeover a leaking Victaulic joint on our dual temp loop was identified in the K-wing hallway. Multiple quotes for repair were obtained, parts were secured, and the joint was replaced on the evening of 10/18.
- In early October three cracked exterior windows were replaced. Locations included the cafeteria, B-8, and outside the science room.
- Over the month of October the band room was deep cleaned and reorganized. This included carpet cleaning, partial painting, and the reorganization of the classroom to accommodate the reintroduction of students to the space.
- On 10/18 preventative maintenance was performed out all 3 AERCO boilers. This visit included the replacement of a previously identified faulty air switch on boiler 1.
- From 11/16-11/18 routine radon testing was conducted in several spaces throughout the building. Preliminary verbal results were all positive. We are awaiting the final written report.
- On 11/24 heating valves and actuators were replace on units UV_A1 and FCU_K2. The old actuators remain onsite and are being kept in stock to expedite any future issues.
- During the months of October and November, 103 "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:

- Three filtered water bottle filling stations are set for installation. The plumbing and electrical at each location has been moved to accommodate the new units. The D-Wing unit will be open for use shortly.
- Over the past month AHU_1 has once again began exhibiting intermittent fan failures. Further investigation of the reoccurring fault pinpointed that issue is within the TR150 variable frequency drive associated with the unit. A cost for the part direct from the manufacturer has been obtained. If the issue persists replacement will be scheduled.
- Our winter preventative maintenance and filter change visit is scheduled for winter break. MERV-13 filters for all classroom units are currently onsite. The condition of the old filters will be inspected prior to replacement.
- On 12/15 our bi-monthly preventive maintenance visit and filter change for our Dectron unit servicing the pool is scheduled.
- Test results from our water treatment program for our Dual Temp and Hot Water loops remain positive. We have reached and sustained our PH benchmark in both loops. Nitrite levels remain below a desired range; however, it is feasible the recent repairs to the Dual Temp loop could have created the most recent results. Treatment was added and monitoring of levels will continue.

Outstanding issues to be addressed:

- The JACE for our Building Management System has exhibited an intermittent issue causing perpetual rebooting, most recently on 10/25/21.
- Persistent roof leaks above the K-wing and North entrance continue to be monitored.

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