

April, 2020

Beecher Road School

Facilities Department Monthly Report

CLEAN
SAFE
HEALTHY
SCHOOLS

Completed Projects:

- All rooms in the building have been disinfected. This includes all handles, non-porous surfaces, walls, desks, classrooms, bathrooms, etc. All offices, office associated bathrooms, and entrances are cleaned every evening.
- A wet spot on the library carpet was reported. An investigation identified the water was due to a small leak in the roof drainage behind the cinderblock by the Library circulation desk. The leak was located and fixed. The carpet was dry following a recent severe rainstorm.
- Our Kitchen Ansul system (bi-annual) and Sprinkler system (quarterly) were tested on 3/20.
- RSP System was onsite 3/18 and replaces all batteries and perform preventative maintenance on our Mirco-Turbine.
- On 3/20 our Dectron unit received it bi-monthly maintenance visit. All current open repairs have been completed. The Integrated Diagnostics balancing report was referenced to make recommended adjustments. Once feasible a new balancing visit will be scheduled to confirm the adjustments relieved possible issues.
- The cables used to secure our boiler stacks on the roof were rusting and breaking. They have all been replaced or refurbished.
- Several exterior site improvements have been completed, including but not limited to the removal of a large tree identified to be adversely effecting our solar power output.
- Classroom FCU D-4 has been repaired and in fully functional.
- AHU_1 servicing the band room was showing an usually high discharge temperature. After several in house tests it was determined a faulty valve actuator causing the issue. The repair has been completed.

Projects in process:

- The LED Upgrade is nearly complete. We will be conducting a final walkthrough with the vendor when deemed appropriate. Changeover dates ran from 2/18/20 to 3/16/20.
- The re-programming of RTU 1-5 in in process. The project will be completed shortly.
- Continual re-booting of our BMS Jace has been observed. A UPS (battery back-up) has been added to the Jace in an effort to curb this issue. Results are being monitored.
- Repairs to resolve our S-Wing roof drainage issue started moving forward on 3/30.
- On the morning of 3/30 our Detron Unit has a "high pressure alarm" was present on compressor 2. This compressor was recently repaired. The compressor has been turned off to prevent further damage. A service call has been opened.
- The results from our complimentary dual temp loop testing from Clear Water. We are currently awaiting correspondence on improving the results.
- Refurbishment of the pool exit doors is scheduled for April 1st, including the installation of Detex AEX500 Alarms.
- During this unplanned shutdown our custodial crew has begun building refurbishment projects including; painting the cafeteria, K-Wing hall, Rotunda, A/B/C Halls, re-painting exterior handicapped parking pillars, and more. Also, scrubbing and waxing large meeting spaces including; Rotunda, Cafeteria, South Assembly room.
- Cintas has provided a quote to update our Kitchen Ansul system to meet the needs of our recently installed stove.

Outstanding issues to be addressed:

- Persistent roof leaks above the K-wing continue to be an issue.
- The overall effectiveness of our interior PA system is a concern.

Vito Esparo

Facilities Manager

Beecher Road School

40 Beecher Road

Woodbridge, CT 06525

Phone: 203-389-2195

Fax: 203-389-2196

Beecher Road School

