

March 2023

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



Beecher Road School

Facilities Department Monthly Report

Completed Projects:

- A failing exterior LED light located above the basement door has been replaced.
- Persistent issues with UV A1 have been resolved. Parts to replace the shaft bearings were acquired and the repair has been completed in house.
- During January, classroom spaces D2 and E6 exhibited low early morning space temperatures. After investigation both units had valve actuator issues. Both were replaced within 12 hours using in stock parts.
- In February a unusually high space temperature was identified in the South Assembly room. Upon inspection the HWV valve actuator was faulty. The actuator has been replaced & a spare actuator has been purchased to expedite a future repair.
- In late February an usually mild discharge temperature was noticed on RTU 3 servicing the Cafeteria. Upon visual inspection of the unit it was identified that the outdoor air damper actuator had failed. With help from our controls vendor the part was acquired and the repair is complete.
- On January 25th a new door with a window was installed on classroom A9 to replace an older door without a window.
- During the months of January and February over 53 "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

- In early January 2023 multiple roof leaks were reported in areas located in the K and S Wings including a new leak in the Kitchen/Cafe. We have had several calls for repair, some positive progress has been made..
- The Elkay bottle filling station in the South Gym has been damaged. After talking with the manufacturer a board replacement is necessary. The part has been ordered.
- Replacement LED bulbs for the South Gym have been ordered. Also a motion sensor looks to have been damaged. Due to the height of the fixtures a lift rental will be necessary to complete this project.
- Refurbishment/replacement of approximately 15 wooden exterior benches has begun. Three located by the tennis courts on the North Playground are complete.
- The AC unit servicing the D-wing server closet is in alarm. We have obtained a quote for a board replacement. The replacement of the board is eminent.
- The UV servicing classroom A3 has been exhibiting similar issues to the UV servicing A1. Replacement shaft bearing are in stock and the replacement will be completed shortly.
- January test results from our water treatment program for our Dual Temp and Hot Water loops show both loop were slightly below PH benchmarks. This is being monitored.

Outstanding issues to be addressed:

- Persistent roof leaks above the K-wing & North entrance continue to be monitored.
- Electrical conduit supports on the K-Wing roof are failing and close to causing damage. Wood had been added beneath the supports to restrict damage. Multiple quotes are being gathered for repair.
- A wiring issue in the North school area or in the underground wire run to the North School area is causing an issue with several North exterior pole lights. An electrician will be scheduled to be onsite to try and pin point an exact location.
- A visual inspection of the FCU units servicing the D-Wing classrooms indicated sprinkler piping may restrict access to some of the FCU Motors if a replacement is needed.
- Issues with the domestic cold water pressure in the North School are being investigated. Large pressure fluctuations are visible during occupied hours.