

February 2022

Beecher Road School

Facilities Department Monthly Report

CLEAN
SAFE
HEALTHY
SCHOOLS

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Completed Projects:

- In late December classroom B-1 displayed an unusually high space temperature. Upon inspection a faulty valve actuator was identified. The actuator was replaced that day with a spare actuator salvaged from a recent repair.
- Over winter break HVAC PMs were completed including MERV-13 filter changes to all classroom units.
- On 1/4 a replacement of the JACE that controls the building management system was completed. The replacement was a success.
- On the morning 1/14 the Voicemail Pro module for the phone system failed to connect. After exhausting several remote troubleshooting options it was determined the module needed replacement. The module was replaced the same day.
- Overnight on 1/17 an unusually low exhaust air temperature was observed within AHU_1. The following day an inspection determined the damper motor was functional. The damper itself was inspected, lubricated, and recalibrated. The low exhaust air temperature has been resolved.
- On the morning of 1/18 water on the floor of classroom K-8 was reported. Upon inspection an abandoned heating valve was discovered behind the casework. The corrective repair was completed on 1/20.
- During the month of January, 2 aged and leaking faucets were reported and replaced in classrooms K-8 and Pre-K.
- During the months of December and January, 102 “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:

- Boiler 1 has been exhibiting persistent temperature reading fluctuations. Multiple boiler technicians have been onsite to troubleshoot the issue. The most recent diagnosis is a software update from AERCO will solve the issue. Our vendor is awaiting the update from the manufacturer.
- One remaining water bottle filling station will soon be installed by the South entrance. The D-Wing filling station is open and being utilized by students and staff in the area. The S-Wing filling station is mounted and will be open for usage shortly.
- AHU_1's intermittent fan failures have persisted. A replacement TR150 variable frequency drive has been obtained. Replacement of the drive is imminent.
- In late January a leak was observed on HWP4 servicing the micro turbine. It was determined the pump needs replacement. HWP4 has been taken offline and HWP3 will be supporting the micro turbine until the repair is complete. Parts have been ordered.
- Test results from our water treatment program for our Dual Temp and Hot Water loops improved. We have reached and sustained our PH benchmark and nitrite levels in both loops.

Outstanding issues to be addressed:

- Persistent roof leaks above the K-wing and North entrance continue to be monitored.