

October, 2019

# Beecher Road School

## Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

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### Completed Projects:

- The Pentair pump below the pool, servicing the Dectron unit has been replaced. This pump was refurbished in 2017 and installed during the renovation.
- This past month our A-Wing security PIM became unresponsive. After some troubleshooting our security vendor has reinstalled the PIM and it is back online.
- On 10/2 vanZelm and United Control Solutions presented their report on the results on "Phase One" HVAC upgrades. After reviewing the data and collecting feedback the remaining members of the Ad-Hoc Building Committee along with BRS Administration agreed to move forward on "Phase Two" upgrades, which will begin before the end of the year.

### Projects in process:

- At the request of the PTO we are researching the possibility of purchasing or building a portable water bottle filling station for large events.
- It was reported our South School pole lights were not turning on. After investigation with an electrician we discovered bee's nests in multiple poles in the lower South parking lot. Lighting has been restored to upper level pole lights. Our pest control vendor is scheduled for a site visit to remove the remaining nests which will allow power to be restored to the lower parking area.
- On 11/19 our annual Radon testing is scheduled to commence. Last years test results were very positive.
- Trane will be installing a new control panel and cabinet on our Trane chiller. The cabinet is an added feature which will help greatly extend the life of the new panel.
- Our drainage vendor is scheduled to be onsite shortly to "jet and cam" a persistent drainage issue behind by the South Art Room. After viewing historic plans at Town Hall we have pinpointed the likely location of clog.
- Investigation has begun into utilizing the Micro-Turbine for more emergency resources in case of a prolonged power outage. Initial tests with our turbine company have been positive.
- A vintage UV located in the South Office kitchen began tripping the breaker. Currently town maintenance has identified the problem. The issue should be resolved shortly.

### Outstanding issues to be addressed:

- The removal of ALL plant life and moisture retaining items located near A/B/C wing UVs has been recommended to improve the climate conditions in the associated classrooms.
- Drainage issue around the exterior of the building continue to allow water to pond. This issue creates safety hazards in the winter and moisture issues in the summer. Currently behind S-2 and behind the South Gym are most effected.
- Persistent roof leaks above the K-wing continue to be an issue. Quotes for refurbishment have been obtained. We have been working to minimize the impact of the leaks.
- The overall effectiveness of our PA system is a growing concern.