

May 2025

CLEAN

SAFE

HEALTHY

SCHOOLS

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Beecher Road School

Facilities Department Monthly Report

Completed projects:

- During March the VFD on AHU_3 was replaced. The unit has run without alarm since replacement.
- In April multiple motor replacements were completed including; FCUs D4/D6/Pre-K, K-Wing TX exhaust motor, and the greenhouse exhaust motor.
- Last week belts were replaced on the S-Wing TX exhaust and the dishwasher room exhaust.
- The heating valve and actuator on RTU 3 servicing the cafeteria have been replaced/upgraded. The spare actuator from the repair has been saved for future repair elsewhere.
- Over April break several fire system repairs were completed including; test/recharge of the Kitchen Ansul system, a sprinkler pipe relocation to allow motor access in D6, an automatic door closer replacement, and a relay replacement in the A-Wing.
- During March our timer relay for our Micro turbine was upgraded. Following the upgrade multiple successful tests of the emergency back-up system were completed.
- In March the North Office conference room was overheating towards the end of the day. A faulty valve actuator was identified as the issue. It was replaced that afternoon.
- Updated signage for the BRS Walking Loop has been installed. This included swapping 2 older signs and adding signage to paths often utilized by town residents.
- On March 28th Regional Water Authority was onsite to test our backflow preventers located in the boiler room and sprinkler rooms. All backflow preventers passed testing.
- During March a faulty elevator door edge was replaced.
- In early April a large puddle of water was noticed in the K6 bathroom. After investigation an aged solenoid for the motion sensor sink was leaking heavily during use. The part was ordered and the repair has been completed.
- Outdoors air damper actuators in classrooms PreK, E4, and the OA and exhaust actuators in S22 have been replaced.
- During the months of March and April over 80+ "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

- A quote to move a hot water pipe in the D-Wing has been obtained. The current piping was installed directly below the motor cabinet on FCU D3 causing the motors to be inaccessible.
- With help from the technology department water sensor alarms will be deployed shortly to both heat exchanger rooms. The North heat exchanger has been the location of multiple leaks over the years.
- Dripping from 2 separate HW valves has been reported. One valve is located in the greenhouse, the other valve is located in the North Office and supplies heat to the Principal's office. Quotes have been obtained and the repair will be scheduled once parts arrive.
- An elevated CO2 reading in classroom A2 revealed aged shaft bearing causing the motor to overheat. The bearings have been lubricated, but a replacement of the bearing is imminent.
- Possible motor replacements in classrooms; S1, S2, and S7 will be completed shortly. All seem to be popping in and out of alarm.
- Towards the end of April our new wheel chair accessible merry go round and swing were installed on the North Playground. Installation of the poured rubber surfacing is imminent.
- Our ground improvement project is nearing completion. Work by the D-Wing has nearly been completed. The construction company is currently working behind the South building.
- Our upgrade to a NFS2-640 Intelligent Fire Control Panel is in process. The replacement has been scheduled for the week after school releases.

Outstanding issues to be addressed:

- Our current classroom thermostats are no longer being produced. A plan to upgrade the thermostats wing by wing over summer break is being considered.
- The supply motors on RTU2, ERV2, and AHU6 have been noted to have failing bearings.
- Water balancing of the HVAC water system was recommended.
- The domestic hot water is back feeding into the domestic cold water. A large back-check valve in the North heat exchanger room will be quoted for replacement.