

Beecher Road School

June 2022

Facilities Department Monthly Report

CLEAN
SAFE
HEALTHY
SCHOOLS

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Completed Projects:

- On 4/1 a leak was detected from a hose valve servicing the HW loop. A comparable part was in stock at a local vendor. The item was picked up and replaced that evening.
- On 4/7 a failing exterior door closer servicing one of the main K-wing exit doors was replaced.
- In early April a power supply issue on AHU3 servicing the North Gym was detected. Upon inspection on 4/11, blown fuses were observed. After troubleshooting with our controls vendor we tried swapping the malfunctioning TRI50 drive with the TRI50 drive salvaged from our recent AHU6 repair. AHU3 powered up with the salvaged drive and the unit has been online since the drive swap.
- During April break installation of the *Sensory Pathway in Memory of Nicole* was completed.
- Over the week of April 11th, a failing processor board in the elevator servicing the kitchen was replaced.
- On 4/12 the back-up batteries for our fire alarm panel were replaced upon recommendation.
- On 5/14 the HWP4 servicing the micro turbine was replaced. The pump is online.
- Late evening on Tuesday, 5/3, multiple fire alarms were reported in the South school area. Upon investigation a faulty pull station in the pool area was identified. The pull station was replaced that evening. The alarm was back online around 3am on 5/4.
- During May, multiple plumbing issues effecting classroom in S22 were reported. A plumbing back-up in a sanitary line was the culprit. In both cases the line was snaked that evening. We are working with the 5th and 6th grade team to raise awareness about non-flushable items.
- On 5/26 our micro turbine was in alarm. Our service vendor sent a technician that day. As part of our service agreement the repairs and other preventative maintenance from the visit were covered. Parts arrived the following morning and the repair was complete that day.
- During the months of April and May, 78 “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:

- Our chiller service vendor is scheduled to be onsite during the week of 5/31/22 to drain the glycol protecting the chiller barrel and put the unit back into service. They seem to be experiencing staffing issues. We are hopeful it will be completed on time.
- We are in the process of preparing for summer cleaning. Supplies including floor stripper and wax will be purchased shortly.
- Test results from our water treatment program for our Dual Temp and Hot Water loops have remained within PH benchmarks. We have held off our May visit until the chiller is online.

Outstanding issues to be addressed:

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

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