

October 2021

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Completed Projects:

- Prior to re-opening, the HW Valve on AHU_3 located in the North Gym was replaced.
- Over the summer, 2 faulty CO2 sensors were identified and replaced on RTUs 4 & 5.
- A vintage faucet/sink unit located in the bathroom outside classroom S-9 began persistently leaking. Due to the nature of the problems, both were replaced.
- During the first week of September, 2 leaking flush valves were identified outside classrooms A3 and C5. Both have been replaced. A leaky flush valve outside classroom K2 was rebuilt.
- During the last week of August, a trend of undercooling was identified in various North School locations. A faulty controller located outside the Cafeteria was pinpointed as the cause of the issue. The controller has been replaced.
- Over the summer, approximately a dozen aged non-LED emergency lighting fixtures were upgraded to LED fixtures.
- Intermittent PA speaker issues were reported in several isolated locations. A faulty power supply was identified. The power supply has been replaced.
- Prior to school reopening, keycard readers were installed at several recess entrance and egress locations.
- During the month of September, 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:

- Three filtered water bottle filling stations are set for installation. The plumbing and electrical at each location has been moved to accommodate the new units.
- A faulty air switch has been identified in AERCO Boiler #1. The part is on order and the replacement is scheduled during our 10/18/21 PM visit from our mechanical company.
- Tentatively, our “winter changeover” is scheduled for Tuesday 10/12/21. On this date our chiller will be winterized and our heating season will begin.
- In early September, 3 cracked windows were identified in various locations around the building. The replacement glass has been ordered and repair is imminent.
- Test results from our pilot water treatment program for our Dual Temp and Hot Water loops remain positive. We have reached and sustained our PH benchmark in both loops. During cooling season our sodium nitrate levels in our HW Loop fell below the desired range. A bacteria test was collected; results were negative.

Outstanding issues to be addressed:

- The JACE for our Building Management System has exhibited an intermittent issue causing perpetual rebooting, most recently on 9/2/21. Prior to 9/2/21 the re-booting issue was increasing in frequency. It has not had an issue since 9/2/21.
- Persistent roof leaks above the K-wing and North entrance continue to be monitored.

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