

Beecher Road School

March 2021

Facilities Department Monthly Report

CLEAN
SAFE
HEALTHY
SCHOOLS

Completed Projects:

- Over February break a trend of under heating was identified in the classroom D-1. After several tests it was determined a faulty valve actuator was causing a hot water flow issue to the coil. The replacement part was in stock and the repair was completed within 8 hours of identification. No students were displaced.
- During early February classroom UV_B6 began showing another trend of under heating. A faulty replacement motor was identified. One extra motor was in stock at BRS and the motor was once again replaced. The faulty motor was returned and tested. The warranty was exercised and a replacement motor is in stock and onsite.
- An inaccurate mixed air sensor on AHU_4 has been replaced.
- During February a Global Outside Air Damper set point has been added to our BMS. This gives us the ability to universally set OA Damper positions for all classroom units. Previously in house adjustments had to be changed manually on a room by room basis.
- Over February break kitchen ANSUL system passed its bi-annual inspection/service visit.
- On 2/17 our Dectron unit servicing the pool had a bi-monthly service visit. Both the service visit and recent balancing report results were positive. The bearings are scheduled to be greased on 3/9/21.
- Toward the end of February the frayed rope used to open and close the stage curtains was replaced after hours.
- A broken swing was reported on the North Playground, parts were ordered and the swing is back in service.
- During the month of February 22 "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.
- Toward the end of February we received trouble alarms from a fire alarm pull station in the pool area. The troubled pull station has been replaced.

Projects in process:

- A fluctuating drip was identified on an expansion joint on our dual temp loop. The drip is being monitored and has subsided. The repair is scheduled for 2nd week of April.
- On 2/16/21 we received positive results from our pilot water treatment program for our Dual Temp and Hot Water loops. While we have not yet reach all benchmarks our pH level have already reached the desired range, moving from 6.5 to 9.5. The desired range for the longevity our system is between 8.5-11.5. Other readings are moving in a positive direction. Our March treatment and testing visit is imminent.
- A short term trend of under heating was reported in classroom E-6. After inspection the unit seemed to be functioning as programmed. The cause of the under heating could not be identified. The room is monitored daily and space temperature continues to fall within the 68-70 degrees range during occupied hours.
- A trend of unoccupied over heating has been identified on classroom C5. It has been determined a faulty relay was causing the fan to remain active during unoccupied periods. A new relay is onsite and repair is imminent.

Outstanding issues to be addressed:

- Two quotes for removal of our underground oil tank located in the North school have been obtained.
- Persistent roof leaks above the K-wing continue to be an issue. Snow melt generally exacerbates the issue.
- The addition of our servers, BMS system, and security system to our microturbine.
- Persistent line issues with our Frontier Communication phone lines.

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