

September, 2019

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Completed Projects:

- All 1st quarter HVAC preventative maintenance has been completed. We've made an updates map of all interior UV and FCU locations including filter counts and sizes.
- The Dectron unit above the pool had its first bi-monthly preventative maintenance completed. In addition Integrated Diagnostic was onsite and completed a bi-annual balancing report on the unit. Results on both were generally positive.
- In an effort to refurbish the main hallway by the Rotunda, bulletin boards have been replaced and all door frames have been repainted.
- A roof drain issue by the Special Education office was successfully cleared.
- Moisture mitigation and a full tile replacement has been completed in A-3. We will continue to monitor the success of the project. Initial response has been largely positive.
- In coordination with town maintenance we have replaced a malfunctioning UV motor in A-2.
- This summer we removed several dead or dying trees that posed safety concerns on the Loop and around playground areas.

Projects in process:

- Phase One HVAC upgrades have improved climate conditions. Testing is continuing. In person inspection and data collected indicate that the changes have helped make noticeable improvements.
- At the request of the PTO we are researching the possibility of installing an outdoor water bottle filling station.
- Our Sustainability Committee has been working to improve and streamline our pilot "waste sorting" in the cafeteria. Results have been positive so far. The costs of food waste pick-up are being absorbed by the PTO for this school year.
- A habitual roof drain back-up on an S-wing roof did not respond to jetting or snaking. At this point we will be looking into sending a camera in to identify the problem area, which is believed to be beneath the ground.
- Ongoing work with our controls vendor to identify BMS controls issues including units outside of the scope of Phase One upgrades, including AHUs and RTUs. We are also in the process of stocking and maintaining an inventory of common parts that tend to need replacement. This will hopefully save money in the long run and lead to less expensive service calls.
- 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.

Outstanding issues to be addressed:

- Over the summer an issue with a vintage UV located in the South Office kitchen began tripping the breaker. Currently town maintenance is working to identify the cause of the problem. The issue will be identified and repairs completed prior to heating season.
- 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.

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