

September 2022

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Vito Esparo

Facilities Manager

Beecher Road School

40 Beecher Road

Woodbridge, CT 06525

Phone: 203-389-2195

Fax: 203-389-2196

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Completed Projects:

- During August a retired oil tank located outside the North School bus loop was successfully removed. This project was completed in coordination with the town. As part of the project the sidewalks located adjacent to the oil tank location were replaced.
- In late August a report of water on the K2 bathroom floor revealed a leaking solenoid valve. The replacement parts arrived within 48 hours and the issue has been resolved.
- Over the summer a litany of preventative maintenance projects and inspections were completed. This list includes, but is not limited to; building wide MERV-13 filter changes, Aerco boiler maintenance, sprinkler/smoke detector/emergency lighting testing, micro turbine testing, and more.
- During August several sprinkler repairs were completed including over a dozen sprinkler head replacements and the replacement of corroded piping to the fire infrastructure in the pool area.
- While inspecting rooms several Honeywell dehumidifiers were showing an error. Upon investigation the error was attributed to faulty humidistats. The parts were purchased and the repairs have been complete. All A/B/C dehumidifiers are back in service.
- During the months of August 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:

- An electrician will be onsite this month to troubleshoot several minor interior and exterior lighting issues.
- A sink issue was reported in the bathroom located outside C3. Upon inspection a rotted trap was the culprit. Parts are being picked up imminently and the repair is set to be completed as soon as possible.
- Replacement of 2 aged sprinkler heads in the kitchen cooler is in process. Measurements have been taken and when parts arrive the replacement will be scheduled.
- The return of the Tools for Schools committee is slated for September. This committee works in coordination with the QVHD to proactively access any possible health and safety hazards within the building.
- The AC unit servicing the D-wing server closet is in alarm. The alarm indicated a faulty thermistor. A replacement was ordered and installed. It did not resolve the issue. The unit is 13 years old. We are obtaining quotes for replacing the unit as opposed to continued service calls.
- August test results from our water treatment program for our Dual Temp and Hot Water loops show both loop remained within PH benchmarks.

Outstanding issues to be addressed:

- Persistent roof leaks above the K-wing & North entrance continue to be monitored.
- This summer unusual harmonics were identified on dual temp pump HCP2, we will be obtaining get quotes for a preemptive bearing replacement.