

January 2025

# 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

Beecher Road School



### Completed Projects:

- During December our North & South FD connections were excavated & had their underground “ball drips” replaced after hydrostatic test failures. After repair both connections passed their 5-year hydrostatic tests.
- A small roof leak was reported above the business office during a period of snow melt. After investigation, several possible entry points were identified & temporarily patched. It has stopped leaking.
- Our grounds improvement project has paused for the winter. The majority of North school work has been completed. The project is scheduled to reopen in the spring.
- In early December it was reported that 1/2 of the lights in classroom S-4 stopped working. Upon investigation a faulty relay for the motion sensor was pinpointed as the source of the issue. The relay has been replaced and 3 spare relays are in stock to expedite any future issues elsewhere.
- During November AHU3 servicing the North Gym was experiencing repeated fan-failure alarms. Dust accumulating in the drive was noted a possible culprit. After multiple dust-off treatments to the VFD on the unit has stopped going into alarm.
- On 12/19 our annual roofing inspection was completed. During the inspection an issue with the roofing in our boiler room was investigated. No significant damage to the roof membrane or decking was observed. No repair is currently need. The issue will continue to be monitored.
- Over November and December several HVAC units had parts replaced including but not limited to; D4 and Copy Center OA damper actuators. Plus, S4, S13, S16 and Computer Lab valve actuators.
- The cleaning of our HVAC water loops has been completed. PH levels in both the HW and Dual temperature loop are much closer to normal. The water itself has visually and aromatically improved. The conductivity of the water has been greatly reduced.
- During the months of November and December over 100 “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

- During our December PM visit failing shaft bearings on the return fan for AHU4 servicing the South Assembly room were identified. Replacement of the failed bearing will be completed ASAP.
- The supply motor on AHU6 servicing the Rotunda has been noted to have failing bearing. Multiple quotes for replacement are being obtained.
- During winter break Boiler I had several “ignition” faults. Upon investigation a failing SSOV valve, regulator, and our final original IGST board were quoted for replacement.
- On November 19th we completed our first building walkthrough with our 2025 Tools For Schools committee. Our next walkthrough will be scheduled for early 2025 and focus on the South School.
- ADA accessibility upgrades to the North entrance doors are scheduled to be completed over February break.
- Earlier this year an issue with domestic hot water back feeding into the domestic cold water was identified. After investigation a large back-check valve in the North heat exchanger room will be quoted for replacement along with several other minor piping repairs in the space.
- The LED lighting on the pool roof is scheduled for replacement. The current LED lights have passed their warranty period and replacement of all 4 lights has been recommended.
- Our upgrade to a NFS2-640 Intelligent Fire Control Panel is in process. Once parts arrive the replacement will be scheduled.

### Outstanding issues to be addressed:

- Our current classroom thermostats are no longer being produced. A plan to upgrade the thermostats wing by wing over summer break is being considered.
- Deteriorating fencing behind the Tennis Courts on the North School playground has been identified. Due the type of damage a complete replacement of the fencing has been recommended.
- Over Yom Kippur a water balancing company was onsite to investigate several HVAC anomalies. Evidence pointed to flow issues in all of the most troubled spaces. A balancing of the HVAC water system was recommended.