

November, 2019

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

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Completed Projects:

- On 10/17 and 10/18 we successfully completed our 2019 Winter Changeover. This includes winterizing our chiller, completing AERCO Boiler preventive maintenance, and changing from cooling to heating.
- The failing motor in the vintage UV located in the South Office kitchen has been replaced and the unit is back online.
- The South Lobby entrance doors have been altered and now are equipped with our KeyMark X4 series lock cylinders for increased safety.
- A bi-monthly PM on our Dectron Unit was completed 11/1.

Projects in process:

- Several HVAC issues are lined up for repair including replacement of; the VP's office reheat valve, 2 Honeywell actuators (D6/K5), 3 cracked condensate assemblies on our Aerco Boilers, and the motor and board for FCU S_17. Several of these repairs were identified previously but in an effort to limit service calls the majority were quoted during our scheduled PM visit on 10/17.
- Updated quotes have been obtained for projects including the replacement of the unit ventilators serving the District and Rec offices and refurbishment of the pool exits doors.
- Several "bee's nests" have been reported this past month. Two discovered within the roof of the Rotunda have been addressed via a pest control company on 10/7 and gaps where the bee's were nesting have been patched. We have seen a major decrease in the bee's, but still find some by the roof line of the Rotunda.
- UCS Solutions is scheduled to complete "Phase 2" HVAC upgrades of the "Holiday Break" at the end of December. All supplies needed for the upgrade have arrived.
- A town-wide LED upgrade is scheduled to begin shortly. The goal is to have it completed by 12/31.
- Preparations for winter weather have begun. The BRS snow blower fleet is in process of being serviced and snow/ice melt, including "eco-friendly" bags have been ordered.
- A site walk with our landscape vendor took place this month to identify the most pressing needs from our F&O site report in an effort to create a scope of work that maximizes results and falls within budget. The main focus is safety and drainage issues.
- Trane will be installing a new control panel and cabinet on our Trane chiller. The cabinet is an added feature which will help greatly extend the life of the new panel. We are awaiting the installation date.
- Our drainage vendor is scheduled to be onsite to "jet and cam" a persistent drainage issue behind by the South Art Room. We are expecting a date this month.
- 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. However, the task of powering ALL security and network via the turbine may be costly.

Outstanding issues to be addressed:

- The removal of ALL plant life near A/B/C wing UVs has been recommended.
- 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.
- The overall effectiveness of our PA system is a concern.