

## **Agenda**

**I. Call to Order / WebEx Log-in / Motions**

**<https://woodbridgeps.webex.com/woodbridgeps/j.php?MTID=mdf914b05e2d9c2d786646fbc59109ccb>**

**Meeting Number: 2492 525 9629**

**Meeting Password: SSe66SMdYd5**

*This meeting is being conducted as a hybrid meeting consistent with Connecticut Public Act 22-3. The public may attend in person at the location indicated above or electronically via WebEx with the link provided above.*

**II. Public Comment - *The Board welcomes public participation. We ask that speakers please limit their comments to three minutes. Please be aware that the Board will not respond to any comments made during the public comment period, except to clarify issues, but we will take into consideration your comments, and when appropriate, district administration will follow-up with you at a later point in time. Public Comments may be submitted electronically to [mdegennaro@woodbridgeps.org](mailto:mdegennaro@woodbridgeps.org)***

**III. Items for Discussion**

- A. Monthly Facilities Update
- B. Facilities and Grounds Update
- C. Future Grounds Projects

**IV. Public Comment - *The Board welcomes public participation. We ask that speakers please limit their comments to three minutes. Please be aware that the Board will not respond to any comments made during the public comment period, except to clarify issues, but we will take into consideration your comments, and when appropriate, district administration will follow-up with you at a later point in time.***

**V. Adjournment**

March 2024

# 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



### Completed Projects:

- After several reviews and a site visit over February break our IAQ Assessment is nearly ready for publication. The arrival of the final draft of the report is imminent.
- Low outdoors airflow from AHU3 was flagged during our IAQ assessment. Upon investigation it was identified that an electrical box installed inside the unit was obstructing the movement of the damper linkages. The linkages were re-tightened and the damper is functioning as designed. This unit will be monitored.
- Roof leaks in classroom S4, the south entrance hallway, the north vestibule, cafeteria, and K-wing hallway have been repaired and did not leak during the recent snow melts and storms.
- Over the past 2 months we've completed several HVAC motor replacements on FCUs located in K2, B11, B14, and S12.
- During January and February we replaced several valve, outdoor air damper, and/or exhaust actuators in K1, D1, D2, S1, South Art, and the Principal's Office.
- In January we completed a host of access control upgrades including but not limited to cafeteria keycard access, North Gym keycard access, several camera upgrades, and more.
- In early February our basement keycard reader began malfunctioning. Our vendor was called onsite and the issue was resolved within 24 hours of our service call.
- After a string of storms several phone line issues were identified including issues with our burglar line, our main fax line, and our elevator emergency line. All have been repaired most within 24-48 hours of reporting the issue to our phone provider.
- A large sinkhole had been reported toward the back of the south field. The cause is unknown. Our landscape contractor has filled the sink hole.
- On the afternoon 2/29 we were alerted to an "burning smell" in classroom C1. Upon investigation the motor for the UV was overheating, possibly caused by a combination of older shaft bearing and a pencil obstructing the a fan wheel causing friction. The unit was cleared of obstructions and the shaft bearings were changed that afternoon. The unit was fully functional by 4pm that day.
- During the months of January and February over 90 "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

- Our PA system upgrade is progressing. Last week the North School moved over to the new system. This includes the addition of speaker coverage to all North School hallways.
- An upgrade from our copper phone lines to digital (SIP) phone lines is imminent. We have tentatively scheduling the changeover for April break.
- The faucet in the A-Wing custodial closet needs to be replaced. Unfortunately the shut off valves to the closet are not working. We have contacted a plumber and are awaiting a quote to shut down the main domestic cold line to the building and cut out and old valves and install new valves to the closet. We are targeting a day over April break to complete this repair.
- February test results from our water treatment program for our HVAC loops show both loops were below PH and high range molybdate benchmarks. We have heard back from a consultant who recommended a different treatment which would require a least a week of chemical circulation and system flush. We are considering whether to complete this task before summer changeover or after next winter changeover. We are awaiting a quote.

### Outstanding issues to be addressed:

- Issues with the domestic cold water pressure in the North School have returned. Large pressure fluctuations are once again visible during occupied hours.

Category	Work Description	Old Cost Estimates	Complete	FY25	FY26	FY27	FY28	FY29	FY30	Not Scheduled
ROOFING	NEW OF ROOF (K-Wing/D-Wing/Library) (2023 Updated Estimate)	\$1,428,000		1,428,000						-
PAVING	ASPHALT REPLACEMENT - DAMAGED SIDEWALK AND PLAYGROUND AREAS PLACEMENT	\$93,500		93,500						-
PAVING	ASPHALT REPLACEMENT - NORTH & LIBRARY PARKING LOTS @ 171,000 SQ. FT. PLACEHOLDER	\$500,000		500,000						-
GROUND	FUSS & O'NEILL SITE NEEDS ASSESSMENT (BASED ON 2011 SITE NEEDS ASSMT PHASES) PLACEHOLDER	\$600,000	24,000	576,000						-
FIRE PANEL	FIRE PANEL UPGRADE	\$33,000		33,000						-
FLOORING	ASBESTOS ABATEMENT - SOUTH AREA PROJECTS	\$90,024		90,024						-
CASEWORK	SOUTH ART ROOM - REPLACE CASE WORK	\$10,000		10,000						-
FLOORING	REPLACE FLOORING - SPED CLASSROOM (Merriam)	\$7,800		7,800						-
FLOORING	REPLACE FLOORING - SOUTH ART ROOM	\$10,000		10,000						-
FLOORING	REPLACE FLOORING - CORRIDOR / RAMP LEADING TO BAND ROOM	\$5,300		5,300						-
FLOORING	REPLACE FLOORING - BAND ROOM CARPET	\$15,000		15,000						-
PAINT	PAINT - NORTH GYM	\$6,300			6,300					-
PAINT	PAINT - COMMONS ROOM	\$7,500			7,500					-
GROUND	REPLENISH POURED RUBBER PLAYGROUND SURFACES (N & S)	\$35,100				35,100				-
ELEVATOR	ELEVATOR REFURBISHMENT	\$160,000								160,000
CASEWORK	REPLACE CASEWORK IN (10) CLASSROOMS (PHASE 2 of 2)	\$60,000		10,000	10,000	10,000	10,000	10,000	10,000	\$0
FLOORING	REPLACE FLOORING - NORTH OFFICE	\$14,200		14,200						-
FLOORING	REPLACE FLOORING - A1, A4, A8 CLASSROOM	\$46,000		14,000						32,000
FLOORING	REPLACE FLOORING - SOUTH MAIN ENTRY OUTSIDE SUPERINTENDENT OFFICE	\$5,000		5,000						-
FLOORING	REPLACE FLOORING - D WING CORRIDOR	\$16,675			16,675					-
HVAC	(16) UNIT VENTILATORS - CORRIDORS & SUPERINTENDENT OFFICES; & REPLACE VARIOUS DRINKING FOUNTAINS	\$257,000	37,347							\$219,653
PAINT	PAINT - EXTERIOR AREAS (D, S, SOUTH) Updated 2/24	\$150,000				75,000	\$75,000			-
DOORS	(34) EXTERIOR CLASSROOM DOORS REPLACEMENT - FIBERGLASS	\$96,000	2,217		80,000					13,783
GROUND	REMOVAL OF WELL HEAD	\$35,000								35,000
CAMERAS	INTERIOR/EXTERIOR CAMERA UPGRADES	\$9,575	9,575							-
HVAC	UPGRADES PER VANZELM ASSESSMENT	\$139,110	139,110							-
DOORS	CAFETERIA ENTRANCE DOORS ACCESS CONTROL UPGRADE	\$11,115	11,115							-
DOORS	NORTH GYM DOOR REPLACEMENT & ACCESS CONTROL UPGRADE	\$11,933	11,933							-
DOORS	INTERIOR DOOR UPGRADE (SOUTH ASSEMBLY)(AWAITING INSTALLATION)	\$9,508	9,508							-
DOORS	STAGE DOORS WINDOW INSTALLATION AND ACCESS CONTROL UPGRADE	\$5,206	9,506							-
DOORS	EXTERIOR DOOR ACCESS CONTROL UPGRADE (B4)	\$3,269	3,269							-
	<b>Total</b>	<b>\$3,871,114</b>	<b>233,580</b>	<b>91,300</b>	<b>120,475</b>	<b>120,100</b>	<b>85,000</b>	<b>10,000</b>	<b>10,000</b>	<b>#REF!</b>