

Agenda

- I. **Call to Order**
- 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 Comment may be submitted electronically to mdegennaro@woodbridgeps.org*
- III. **Items for Discussion**
 - A. Monthly Facilities Update
 - B. Facilities and Grounds Update
 - C. Site Work Update
 - D. Useful Life System Overview
- 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. **Adjourn**

September 2025

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Vito Esparo

Facilities Manager

Beecher Road School

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Beecher Road School



Completed projects:

- The relocation of a water pipe running to the D-Wing vestibule heater has been completed. The pipe was blocking the motor cabinet for the D-3 FCU unit. Upon the completion of the pipe relocation a motor was replaced in the FCU unit servicing the space.
- Dripping HW valves were replaced in the Greenhouse & North Office. Both valves & actuators were upgraded. Older actuators were kept for emergency replacements.
- Our new NFS2-640 Intelligent Fire Control Panel has been installed and tested.
- The 24-25 grounds project is complete. Final line striping was finished during August
- The bearings on the supply motors in RTU2 and ERV2 both have been replaced.
- Over the summer a host of inspections have been completed including but not limited to; sprinkler, kitchen ansul, fire extinguisher, emergency lighting, kitchen hood, playground, gym equipment, and fire alarm testing.
- The LED parking lot lighting located on the roof of the pool has been grounded.
- Refurbishment of the Kindergarten playground entrance gate has been completed.
- During the 2nd week of August all MERV-13 HVAC filters were changed. The next filter change is scheduled for December break.
- Over the summer the BRS walking loop received refurbishment which included replenishment of walking surfaces and tree trimming.
- During August a representative working for the State of Connecticut DPH Asbestos Program was onsite to inspect our compliance and records. The district passed inspection.
- The faucet motion sensor has been replaced on the student restroom outside B-8
- During the month of August over 105+ "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

- The Annihilare cleaning system installation and roll out is on its way. Due to small custodial closet size some plumbing alterations may need to be completed to support all 3 units.
- In late August two chiller alarms were received. The replacement of a failed liquid level sensor has been approved and the repair is imminent. A quote for replacement of a failed computer board has been received. Unfortunately the failed board is no longer in production and an entire refurbishment of drive #1 has been quoted for repair. The refurbishment will be sent out and take 6-8 weeks making the repair improbable to be completed before isolating and shutting the chiller down in mid-October. We're expecting this repair to be completed in the spring when the chiller is re-started for cooling season.
- Our 3 year (formally 5 year) building wide radon testing has been scheduled for November.
- Replacement of the damage fence behind the tennis courts is imminent. Once the fencing arrives the replacement will be scheduled.
- Refurbishment of several pieces of custodial equipment is nearing completion. This includes a new vacuum motor on our Boost II and a new solution solenoid on our carpet extractor.
- A magnetic pole filter is scheduled to be installed on our DT loop. Preliminary testing with it picked up lots of debris. Permanent installation will be completed by our water treatment company when all parts arrive.

Outstanding issues to be addressed:

- Our current classroom thermostats are no longer being produced. A plan to upgrade the thermostats wing by wing is being considered.
- Water balancing of the HVAC water system was recommended to maximize cooling.
- The domestic hot water is back feeding into the domestic cold water. A large back-check valve in the North heat exchanger room has been quoted for replacement.

HVAC EQUIPMENT LIST

QTY OR NAME	SYSTEM COMPONENT	MANUFACTURER	MODEL	SERIAL #	LOCATION	YEAR	USEFUL LIFE EXPIRATION DATE
BOILER 1	AERCO BOILER	AERCO	BMK2500 BCSV-1	139686V G-13-2072	BOILER ROOM	2013	Assuming 25-30 years of useful life 2038-2043
BOILER 2	AERCO BOILER	AERCO	BMK2500	139706V	BOILER ROOM	2013	Assuming 25-30 years of useful life 2038-2043
BOILER 3	AERCO BOILER	AERCO	BNK2500	139712V	BOILER ROOM	2013	Assuming 25-30 years of useful life 2038-2043
CHILLER	TRANE AIR COOLED STEALTH CHILLER	TRANE	RTAE275FUA	U14L00698	ROOF ABOVE BOILER ROOM	2014-2015	Assuming 20-25 years of useful life 2035-2040
MICROTURBINE	CAPSTONE MICROTURBINE	CAPSTONE	C65 ICHP GP	8660	ROOF ABOVE BOILER ROOM	2015	Assuming 20-25 years of useful life 2035-2040
HCP1	ARMSTRONG HEAT/COOL PUMP	ARMSTRONG	LOCATED UNDER INSULATION		BOILER ROOM	2015*	Assuming 20-25 years of useful life 2035-2040
HCP2	ARMSTRONG HEAT/COOL PUMP	ARMSTRONG	LOCATED UNDER INSULATION		BOILER ROOM	2015*	Assuming 20-25 years of useful life 2035-2040

HPW1	ARMSTRONG HEAT PUMP	ARMSTRONG	3X2X134030	755797	BOILER ROOM	2015*	Assuming 20-25 years of useful life 2035-2040
HPW2	ARMSTRONG HEAT PUMP	ARMSTRONG	3X2X134030	755798	BOILER ROOM	2015*	Assuming 20-25 years of useful life 2035-2040
HWP3	HWP TURBINE	ARMSTRONG	4360 2B BF		BOILER ROOM		
HWP4	HWP TURBINE	ARMSTRONG	4360 2B BF		BOILER ROOM		
HWP ¾ SPARE	HWP TURBINE	ARMSTRONG	4360 2B BF		BOILER ROOM		
HX1	SMATEPLATE DOMESTIC HW HEATER	AERCO	SPDW-61	S-15-1133	NEXT TO BOILER ROOM	2015	Assuming 20-25 years of useful life 2035-2040
HX2	SMATEPLATE DOMESTIC HW HEATER	AERCO	SPDW-61		BELOW POOL	2015	Assuming 20-25 years of useful life 2035-2040
DECTRON	DECTRON POOL UNIT	DECTRON	DSH-152-7	A2015060017	MEZZ ABOVE POOL	2015	Assuming 20-25 years of useful life 2035-2040
AHU1	TRANE AIR HANDLING	TRANE	B2W988A/A	K15G54991	ELECT ROOM BY BAND	2015	Assuming 20-25 years of useful life 2035-2040
AHU2	TRANE AIR HANDLING	TRANE	UCCAG21C0A0 RDN120	K15G54993	N.GYM	2015	Assuming 20-25 years of useful life 2035-2040
AHU3	TRANE AIR HANDLING	TRANE	UCCAG21C0A0 RDN120	K15G54992	N.GYM	2015	Assuming 20-25 years of useful life 2035-2040

AHU4	TRANE AIR HANDLING	TRANE	UCCAG14COAO RDN120	K15G54994	MEZZ ABOVE POOL	2015	Assuming 20-25 years of useful life 2035-2040
AHU5	TRANE AIR HANDLING	TRANE	VCCAG21COAO RDM120	K15G54995	MEZZ ABOVE POOL	2015	Assuming 20-25 years of useful life 2035-2040
AHU6	TRANE AIR HANDLING	TRANE	UCCAG0BC0AO ENO120	K15G54996	MEZZ ABOVE S-22	2015	Assuming 20-25 years of useful life 2035-2040
RTU1	TRANE ROOF TOP	TRANE	CSAA003UBL00	K15G57521	ROOF	2015	Assuming 20-25 years of useful life 2035-2040
RTU2	TRANE ROOF TOP	TRANE	CSAA006UBL00	K15G57531	ROOF	2015	Assuming 20-25 years of useful life 2035-2040
RTU3	TRANE ROOF TOP	TRANE	CSAA021UBL00	K15G55679	ROOF	2015	Assuming 20-25 years of useful life 2035-2040
RTU4	TRANE ROOF TOP	TRANE	CSAA017UBL00	K15G55690	ROOF	2015	Assuming 20-25 years of useful life 2035-2040
RTU5	TRANE ROOF TOP	TRANE	CSAA00BUBL00	K15G57541	ROOF	2015	Assuming 20-25 years of useful life 2035-2040
ERV1	XETER ENERGY RECOVERY VENT	XETER	1AQ-4000-RT-BP -SP	129521015-1/4	ROOF	2015*	Assuming 20-25 years of useful life 2035-2040
ERV2	XETER ENERGY RECOVERY VENT	XETER	1AQ-4000-RT-BP -SP	129521015-2/4	ROOF	2015*	Assuming 20-25 years of useful life 2035-2040
ERV3	XETER ENERGY RECOVERY VENT	XETER	1AQ-4000-RT-BP -SP	129521015-3/4	ROOF	2015*	Assuming 20-25 years of useful life 2035-2040

ERV4	XETER ENERGY RECOVERY VENT	XETER	1AQ-3000-BP-P HW-HW	129521015-4/4	ROOF	2015*	Assuming 20-25 years of useful life 2035-2040
CLASSROOM UVS (23 UNITS)	DAIKIN UNIT VENTILATOR	DAIKIN	S-15		CLASSROOM WALL A/B/C WINGS	2015*	Assuming 20-25 years of useful life 2035-2040
CLASSROOM UVS (1 UNIT)	DAIKIN UNIT VENTILATOR	DAIKIN	S-10		CLASSROOM WALL A-9	2015*	Assuming 20-25 years of useful life 2035-2040
CLASSROOM FCUS (33 UNITS)	TRANE FAN COIL UNIT	TRANE	FCCB1001 J**F0A00BCM		CLASSROOM CEILINGS*	2015*	Assuming 20-25 years of useful life 2035-2040
CLASSROOM FCUS (3 UNITS)	TRANE FAN COIL UNIT	TRANE	FCCB0801J**F0 A00BCM		CLASSROOM CEILINGS*	2015*	Assuming 20-25 years of useful life 2035-2040
CLASSROOM FCUS (9 UNITS)	TRANE FAN COIL UNIT	TRANE	FCCB0601J**F0 A00BCM		CLASSROOM CEILING*	2015*	Assuming 20-25 years of useful life 2035-2040
SOUTH OFFICE PTAC UNITS (5 UNITS)						2020	Assuming 20-25 years of useful life 2040-2045
EF1	EXHAUST FAN – BELT DRIVEN	GREENHECK	GB-091-4-X	14222717	ROOF	2015*	Assuming 20-25 years of useful life 2035-2040

EF2	EXHAUST FAN – BELT DRIVEN	GREENHECK	GB-091-4-X	14222717	ROOF	2015*	Assuming 20-25 years of useful life 2035-2040
RAF1	TRANE RETURN AIR FAN	TRANE	T-10	K0H185093	MEZZ ABOVE POOL	Pre 1998	Unknown. They look very old. Cited in 1998 report with corresponding serial numbers
RAF2	TRANE RETURN AIR FAN	TRANE	T-14	K0G185093	MEZZ ABOVE POOL	Pre 1998	Unknown. They look very old. Cited in 1998 report with corresponding serial numbers
RAF3	TRANE RETURN AIR FAN	TRANE			ELECT ROOM BY SOUTH MUSIC	Pre 1998	Unknown. They look very old. Cited in 1998 report with corresponding serial numbers

CUSTODIAL EQUIPMENT LIST

ITEM	Model #	Serial #	
Ariens Snow Blowers	921013 921002	045213 067360	2013 Model 2008 (likely) A call to Ariens with model and serial number will get you the year and date of build 1-877-291-7294
Toro Snow Blowers	38622	260007167 260007154	2006 (Manufacture date)
Clarke Walk Behind FOCUS II	05342A	GL0119	Pre 2017
Clarke Ride-on 28 Boost	9087280020	3510140206240	6/10/14
Clarke Carpet Cleaner EX40	56265504	4000141041	7/10/17
Clarke TCF400 PowerWasher	56380773	N4000060518	Pre 2017
Tennant Walk Behind	T500	T500-10936993	2019/2020
Stripping Machine	TNT9007336		2020 Purchase