

March 2, 2020

To: LCS School Committee
From: Paul Russo
Re: Principal's Report

1. Facilities/Maintenance:
 - a. I met with Mitch Daigle and the Facilities Committee to review work completed to date and discuss future issues with regard to the building. Here is the list of items discussed:

Major Items Completed:

1. Replaced the direct digital control system with new non-proprietary system.
2. Commissioned the new control system. (incomplete as there are still punch list items.)
3. Repaired the east and west gym wall systems and changed the siding to a PVC product.
4. Repaired the heat recovery wheels in all 4 HV units.
5. Corrected the 24/7 operation of the 2 ERV units.
6. Corrected the operation of the exhaust fans in the 4 HV units based on static pressure.
7. Replaced the kitchen flooring.
8. Repaired the noted roofing issues.
9. Replacement of deteriorated brick on the façades (Scheduled).

Mechanical Repairs Completed:

1. Replaced failed actuators and sensors for pressure, CO2, humidity and temperature.
2. Replaced the failing heating hot water pump P-4.
3. Rebuild the failed heating hot water pump for a spare due to discontinued model. (in process)
4. Repaired leaking fittings on the domestic water booster pump and provided NSF certification.
5. Corrected the operation of the kitchen hood make-up air furnace.
6. Corrected the pressure sensors for the swapped HV-3 and HV-4 units.
7. Recalibrated pressure and water flow sensors.
8. Installed a new air and dirt separator in the heating water loop.
9. Replaced the 2 leaking/plugged domestic hot water mixing valves and followed-up with the water board on the completion.
10. Replaced the leaking high vent (air vent) above the boilers.
11. Replaced 16 HEPA filters in all 4 HV units. (in process)
12. Replaced failed radiant zone valve actuators causing classroom overheating.
13. Installed a shade kit on the outside air temperature sensor for better accuracy.
14. Cleaned all building static pressure sensing tubes for the HV units.
15. Responded to heating and domestic water complaints.
16. Adjusted and fastened loose squirrel cages in HV-1 and HV-2 during a P.M. visit.

Recommendations For The Future:

1. LED lighting upgrades. (We are actually replacing some of our T8 lights as we go with LEDs. The parking lot lights have all been upgraded to LED representing a 70% savings for roughly the same price per bulb.) We are not replacing the T5 lights at this point as the difference in savings does not justify the cost differential.
 - a. A T8 fluorescent that **uses** 32 watts of energy typically produces 2500 lumens of light. It's LED equivalent, while **using** only 17 watts, produces 2200 lumens.
 - b. T5 LED lamps have a 25% higher efficacy than T5HO fluorescent. T5 LED lamps decrease maintenance costs (re-lamping) T5HO by 30% to 40% compared to T5HO fluorescent. T5 LED lamps cost (in 2018) roughly 85% to 90% more than T5HO fluorescent.

2. *Continue to proactively perform preventative HVAC maintenance and monitoring.*
 3. *Continue to proactively maintain the building envelope.*
 4. *Replace the remaining Werzalit siding with PVC.*
 5. *Budget for failing relays, sensors and actuators due to age.*
 6. *Install new VFD's with automatic lead/lag and failsafe on heating pumps P-3 and P-4.*
 7. *Install controls to operate the P-1 and P-2 boiler pumps only when needed.*
 8. *Clean and rebuild the domestic hot water mixing valves annually.*
 - b. This is a result of the hard water we have.
2. Openings:
- a. We have advertised and are receiving applications for the library position. Not all applicants have the school librarian certification, but most are very qualified.
 - b. We will need to fill two full time ed. tech III positions for next year to meet our needs. These positions are budgeted for. One will be is SPED and the other will be Title 1A.
3. Budget:
- a. An update of the budget is available as a handout.
 - b. One budget item that we should reconsider is the final payment to XL Automation for the controls system in the amount of \$43,140.00. We could reduce next year's budget by this amount by paying off this loan from the capital reserve fund. This would also save us some of the interest owed.