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Facilities Committee Meeting Minutes

March 18, 2025

3:30 pm via Zoom



Committee Members: Dave Livengood, Dr. Charles Nippert, Karen Weingarten, JP Prego, and Chad Heffner

Absent:

The facility meeting covered various maintenance and infrastructure issues, including HVAC systems, preventative maintenance contracts, and building repairs. Discussions focused on budget allocations, project planning, and potential upgrades to improve the facility's overall condition and efficiency. The team also addressed immediate concerns such as flooring repairs, summer projects, and the need for better communication with service providers.

**Facility Meeting With Quotes Discussion**

David begins the facility meeting, noting that no community members are present. He mentions that he has attached quotes to the agenda, indicated by blue lines. David encourages participants to chat as he goes through the agenda items.

**High-Cost Preventative Maintenance Concerns**

David expressed concerns about the high cost of Trane's proposed preventative maintenance quote, which he felt was vague and did not include necessary repairs. He suggested that the proposed solution was not a fix but rather a temporary solution. Karen asked about the potential cost of additional repairs, to which David responded that they had already been addressing these issues through agreements with Gehringer. David and Chad discussed the possibility of replacing Trane as their control unit systems, which they planned to discuss further.

**Berkshire Mechanicals HVAC Contract Discussion**

Charles, David, and Chad discussed their HVAC preventative maintenance contracts with Gehringer and Berkshire Mechanicals. Chad expressed his preference for Berkshire due to their expertise in commercial and industrial settings, and their responsiveness. David confirmed that Berkshire's quote was within their budget. Chad also mentioned that they would receive two complete preventative maintenance operations out of the contract, which would cover them for the year.

**Boiler Maintenance and Dehumidification Discussion**

The team discussed the maintenance of their boilers, which were installed in 2001. They decided to hire a company specializing in these boilers to service them, as they were more knowledgeable about the niche equipment. The team also discussed the dehumidification of the machine shop, which was experiencing high humidity levels and rust issues. They considered purchasing dehumidifiers to address this problem, with one to be placed in the classroom and another in the main shop area. The team also discussed the potential for a third dehumidifier in the stock area but decided against it. Lastly, they discussed a leak in the dotting room and a quote received for its repair.

**HVAC System Issues and Maintenance Plans**

The group discussed issues with the HVAC system in the dining room. They explain that the actuator valve is leaking and needs replacement, but the manual shut-off valves are also faulty, preventing the isolation of the system. A third-party company will be hired to insert a balloon to block the pipe, allowing for valve replacement. David proposes purchasing a freezing kit for $3,000 to handle future leaks in-house. The group also discusses plans to replace lighting in the shop area and reviews maintenance budget allocations for various projects, including HVAC PM service and boiler PM.

**Building Systems Replacement and Inspection Discussion**

The team discussed various issues with the building's systems. Charles and David discussed the challenges of replacing valves, with Charles recalling his experience with similar issues in the past. They also discussed the need for a new roof, with Chad mentioning that the current one is peeling off and they need to inspect it. David suggested getting free inspections from local companies. They also discussed the need to replace mini-split systems in server rooms, with David mentioning that they are not expensive but need to be replaced. Karen suggested a kitchen ventilation system, but David said they are still looking for a solution. They also discussed the need to replace air handlers, with Chad mentioning that they are reaching the end of their life expectancy. David mentioned that replacing the Trane controls with a non-proprietary system could cost around $750,000.

**District Funding and Building Projects**

David discussed the district's plans for funding and implementing a $750,000 project in the 2028-29 school year. He emphasized the importance of self-funding and using the capital reserve fund for the project. Karen agreed with the plan and suggested that the district should put the money back into the building instead of returning it to the district. David also mentioned the need to address the driveway's condition, with a quote from Dell Delval Paving and a phased plan from H and K. The team agreed that a phased approach would be more sensible and cost-effective.

**Summer Building Projects and Repairs**

David discussed summer projects for the building, including painting the shop areas, repainting the Diesel shop, and replacing the Student Services area carpet. He also mentioned installing a doorway from the Principal's Office to the hallway, repairing and replacing flooring in the dining room area, and replacing high bay lights in the machine shop. Karen suggested polishing and sealing the concrete floor in the cafeteria line to prevent future issues.

**Flooring Issues and Potential Solutions**

David discussed the issues with the flooring in the building, including the need for a full replacement and patch jobs. He mentioned that the flooring is a slip hazard and that it's not durable. David also discussed the possibility of using urethane-based epoxy for the flooring, which is more durable and can withstand temperature fluctuations. He mentioned that they have put this type of flooring in one of the classrooms and it has withstood everyday use. David also mentioned that they are operating within a maintenance budget and are not asking for more money. He mentioned that they are getting quotes for the flooring and will make a decision based on the budget. Karen suggested that they could patch the area temporarily for student safety.

**Dual Fuel Notification Discussion**

Karen, David, and Chad discussed the recent email notification from PECO regarding the need to switch to dual fuel. David mentioned that they had not received the email initially and only found out about it when they called PECO. They decided to stay with dual fuel for now to recoup the $3,000 savings and to avoid abandoning the energy-saving system. Karen suggested that they should have received a letter or more centralized communication for such an important notification. David plans to discuss this issue with the president of the Workforce Development Board, who is also the VP of PECO.

**Next Steps**

• David to take forward the HVAC PM, lights installation, leak in the dining room, humidification of the classroom and shop, PM service, and boiler PM to the board for vote in April.

• Chad to contact 3-4 roofing companies for free inspections of the school roof.

• David to investigate replacing the Trane controls with a non-proprietary control system.

• David and Chad to proceed with summer painting projects in Commercial Art, Diesel, Student Services, and possibly Carpentry.

• David to look into installing a doorway from the Principal's Office to the hallway.

• David to get quotes for patching and full replacement of the damaged flooring in the Culinary center.

• David to make a decision on flooring replacement based on remaining budget at the end of the fiscal year.

• David to discuss the PECO dual fuel charge issue with the VP of PECO at the upcoming Workforce Development Board meeting.

• David to consult with the Solicitor's Office about potential pushback on the PECO charge.

• David to follow up with the energy consultant representative about other school districts affected by similar PECO charges.