



Buildings and Grounds Committee Meeting

Meeting Date: September 6, 2022

Meeting Start Time: 6:00pm

Members: Attendance:

Mr. Bruce Schubert – Chair – Yes

Mr. Dan Barreiro – Yes

Ms. Annette Johnson – Yes

Mr. Steve Megazzini – Yes

Other Participants – Dr. Jennifer Norrell, Jesse Vargas, Carrie Matlock & Brian Scully-DLA Associates

1. Gates Humidity Concern
2. EAHS Elevator
3. EAHS Fieldhouse A.C.
4. 2022 Summer Projects Update
 - a) HVAC Project Chiller Equipment Update
 - b) Construction Schedule
 - c) Allowance Reduction Report
5. REC Update
6. EAHS Esports Update
 - a) Buildout Bid Results
 - b) HVAC Coop Purchase
7. Gates Entrance Retaining Wall Update
8. 2023 Mechanical Improvements
 - a) Cowherd
 - b) EAHS
9. FRMA STEAM Labs Update
 - a) STEAM Labs/Maker Space
 - b) Mechanical Improvements
10. Threat Assessment Plan Summary
11. Work orders
12. Adjournment

Public Comments/Questions

None

Gates Humidity Concern

Mr. Megazzini reported that this recurring issue has been tracked over the last year. There was a meeting held in Juto address the continuing concerns regarding the controls; and whether the insulation added to the soffits has improved the building envelope. Trane has been asked to look into the controls and dampers to be adjusted to allow fresh air into the building but lessen the humidity. A second opinion is being sought on Thursday, September 8th. Ms. Johnson asked about the report of a moldy odor, to which Mr. Vargas replied that the environmental company was consulted on Wednesday, August 31st, and it was determined that there were no air quality concerns. He also reported that the carpets were cleaned over the weekend, and the environmental company will return this week for another air quality test.

EAHS Elevator

Mr. Megazzini reported that there have been concerns which have been repaired in the past, but because of the number of issues during the first week of school, Total Elevator was consulted to give a recommendation to



remedy the situation. Their recommendation does not include replacing the car or cable which are in good condition but does include replacing the controls and panels. A comparable quote will be obtained from another company. The district is asking the committee's permission for the superintendent to use emergency funds to upgrade and modernize the elevator. Ms. Johnson asked about whether the company who made the elevator had been contacted to which Mr. Vargas replied that it is out of business. Ms. Johnson had no objections to getting the elevator repaired. Mr. Schubert inquired as to whether this would make the elevator ADA compliant, to which Mr. Megazzini replied that it would not change that component of the elevator. Mr. Schubert also asked how often the elevators are inspected to which Mr. Vargas replied that they are inspected yearly.

EAHS Fieldhouse AC

Mr. Vargas reported that four of the main RTU's at the High School Fieldhouse continue to have mechanical issues. These units, which are original to the building, require the compressors to be kept cool in order for them to continue to run and not short cycle. Failing compressors, coils, and TXV valves need to be replaced. Quotes have been obtained as well as information from Trane to replace these Carrier units. Trane has compatible units which would allow for "plug and play" installation with no need to update the existing system, however, there will be the need for some engineering to switch out units. More information will be presented at the October 3rd Committee Meeting.

2022 Summer Projects Updates

Mr. Megazzini reported that the majority of projects with the exception of a few punch list items have been completed with many positive comments from staff regarding site improvements, parking lot updates and window replacements. The schools were open for teachers by Wednesday and Friday of the week prior to the start of school. The chillers from Simmons remain on back order with an external chiller in place until they are delivered. There have been complaints from neighboring residents concerning the loud noise that this chiller makes. The district was not made aware of how noisy the chiller would be prior to its installment, and is now working with the architects to come up with a solution to limit the amount of time the external chiller needs to be operating each day. Ms. Johnson also requested of the district to contact Trane and ask if there was a way for the chillers to be delivered as soon as possible.

The packets also contain the current construction schedule as well as the allowance reduction report.

REC Update

Packets include a construction schedule. Mr. Megazzini reported that there have been some challenges as the contractors begin to dig for the foundation. They have encountered brick and the old foundation from the previous building. Mr. Schubert asked what was on that property before the SSC, to which Dr. Norrell replied that it was Young Elementary School. Mr. Megazzini reported that a meeting was scheduled on Wednesday, September 7th with the architects to address these challenges.

EAHS ESports Update

Bids were accepted for the buildout of the EAHS ESports facility, but were extremely high. Mr. Megazzini reported that the bids were almost double the expectations, and the district plans to go back out to bid in hopes to receive lower ones. The recommendation will be to reject the current bid at the September 26th BOE.

Gates Retaining Wall Update

Packets include information regarding the Gates Retaining Wall. The district worked with the insurance company and got a favorable amount to repair/replace the wall. The district will accept bids in the next couple of weeks and hopes to report the results during the October 3rd Committee Meeting. Packets contain some renderings of how the wall will look.



2023 EAHS Mechanical Improvements

Mr. Megazzini reported that planning continues for the upgrades at Cowherd Middle School and more will be presented at the October 3rd Committee Meeting. Maps of the High School's needs for upgrades are included in the packets. As reported in a previous meeting, the district hopes to break up this project into several phases due to the size and scope of the needs.

FRMA STEAM Labs Update

Carrie Matlock and Brian Scully from DLA Associates gave a presentation of the plans for the transformation of classrooms at Fred Rodgers Magnet Academy into STEAM Labs as well as an addition of a Makers' Space as part of the Library. Packets contain new drawings which maintain and preserve the historical aspects of the building.

Threat Assessment Plan Summary

Mr. Megazzini reported that a threat assessment plan has been filed with the ROE as well as local law enforcement in accordance with new state legislation. The district continues to work on the processes and procedures to ensure the safety of all students and staff in the district.

Work Orders

Work continues with Maintenance Mechanics and Firepersons to complete these orders.

Adjournment

The meeting was adjourned at 6:40pm.