

# WEST BONNER COUNTY SCHOOL DISTRICT #83



## Facilities & Transportation Report

Ryan Carruth, Operations Director

July 16, 2025

### WBCSD FACILITIES

#### Custodial Update:

- Team cleaning at PRLHS commencing this week
- Team will be moving to IDH and PLE next week
- Planning for interior painting and wall touch up and tree trimming / grounds in addition to custodial work for August prior to start of school

#### Maintenance Updates:

- Fire extinguisher inspection conducted by Jeff Sears July 14-15, 2025 for all buildings.
- Annual boiler service and inspection conducted by Atlas Boiler for PRLHS on Tuesday June 22, 2025. Awaiting glycol testing results.
- Graduation Set up and Tear down
- Irrigation startup and troubleshooting
- Repair Broken sprinkler heads
- Repair irrigation leaks
- Grounds Keeping and Mowing at all schools
- Rebuilding and servicing carburetors for riding mower and weed trimmers / line trimmers.
- Blowout bypass for the JH irrigation
- Irrigation system
- Grounds maintenance
- Final phase of installation scheduled for Monday July 21, 2025 for Priest River Elementary Boiler to include the following components that were not installed in the first initial phase of installation:
  - Boiler pumps
  - Glycol Tank / Feeder
  - Expansion Tank
  - Air Separator
  - Magnetic Strainer
- EVCO are currently in PRE installing the SOF Grant funded Intercomm upgrade completion project.

## Facilities Committee

The Facility Committee did not meet in July. Next meeting will be held Wednesday August 13, 2025 5:00pm in the PRLHS Library.

## Capital Improvement Projects Update

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**West Bonner County School District #83**  
**Recommended Capital Improvements - HB 521 - Phase One**  
**Submitted to Facilities Committee by Ryan Carruth - Operations Director on 3/12/2025**  
**Updated 7/14/25**

### ITEM / LOCATION

### NEED AND SOLUTION

### ROM Estimate

#### **PRIEST RIVER ELEMENTARY**

HVAC Survey	<p>Conduct a detailed inspection of the building HVAC system and all HVAC equipment in the building to evaluate system performance and to identify all equipment and components in need of repairs or replacement to include all joints, seals, pumps, dampers, AHUs, UVs, air separators, sensors, mag coil starters, and valves. This information will inform WBCSD Facilities department in creating a replacement schedule / repair plan for all HVAC equipment.</p> <p>UPDATE - Dumais Romans will be on site Wednesday July 16, 2025 to begin work.</p>	<p><del>\$5,000</del></p> <p>JTL - \$5,580</p> <p>D &amp; R - TBA</p>
HVAC Replacements & Repairs	<p>UPDATE - Based on the findings of the HVAC survey the recommendation is to repair and replace all components and equipment identified in the HVAC survey during the summer of 2025.</p>	PRICE TBD
Unit Heaters - Phase 1 - West End / Annex	<p>The remaining existing unit heaters located in the west end of the main building are original to building construction (+51 years old). They have been maintained and repaired extensively and have reached the end of their service life. The recommendation is to replace existing unit ventilators which are at the end of their service life in the west end annex. There are 3 Fan Coils and 4 Radiator Heaters in need of replacement.</p> <p>UPDATE - Site walk with contractor conducted on Monday July 14, 2025. Awaiting price bid and scope proposal.</p>	<p><del>\$240,000</del></p> <p>\$35,000</p>
Electric Unit Heaters - Phase 2 - Main Hallway	<p>The electric unit heaters in the main hallway of the building are original to building construction and are well past their useful service life. These units have</p>	Bid TBA

	<p>been repaired and maintained. With parts availability becoming very difficult for repairs the recommendation is to replace these heaters.</p> <p><b>UPDATE - Site walk with contractor conducted on Monday July 14, 2025. Awaiting price bid and scope proposal.</b></p>	
HVAC Controls	<p>Building heating equipment is controlled by 38 solid state direct digital controllers. Controllers are 26 years old, proprietary to the building automation system and regulate heating operations. Digital controllers are past their useful service life, are not supported by potential upgrades or actuator/valve compatibility. Several of the controllers have failed during the 2024-2025 school year and immediate replacement is necessary.</p> <p><b>UPDATE - RFP distributed to 4 contractors on Wednesday July 16, 2025.</b></p>	<p><del>\$60,000</del></p> <p>Planning Phase</p> <p>Bid TBA</p>
Gym Circulation Pump	<p>The existing circulation pump located below the gymnasium is 30 years old and is past it's useful service life. The district purchased a replacement pump sometime in the last 3-5 years. Recommendation is to install the new circulation pump during the summer of 2025.</p> <p><b>UPDATE - Planning for August 2025 for installation.</b></p>	<p>\$2,000</p> <p>Planning</p>
Roof Repairs	<p>Standing seam metal roof requires immediate attention. Flashing and valleys have been known to leak and resealing is needed. Ice dam removal resulted in some damage to a small section of roof over the eaves on the south side of the building. The roof at the joint between the breezeway and west annex produces leaks and must be addressed. Recommendation is to repair the roof as needed.</p> <p><b>UPDATE - It is currently under consideration for initiating an insurance claim for repairs to the damaged section of the roof.</b></p>	<p><del>\$80,000</del></p> <p>On Hold</p>

#### PRIEST RIVER LAMANNA HIGH

HVAC Coils	<p>There are 51 heating coils throughout the building which control heat from the boiler. These are original existing equipment - 31-43 years old. Coils are subject to decay from water chemistry and physical use. The district is currently conducting a coils conditions assessment used to determine a replacement schedule, rather than replace all coils at one time.</p> <p><b>UPDATE - Our coils assessment shows that complete coil replacement is not necessary nor a good use of funds at this time. Plan is for routine monitoring of coil condition and replace coils only as needed</b></p>	<p>Decided not necessary at this time</p>
HVAC Actuators and Valves	<p>The 51 heating coils, 14 air handlers with pump motor systems, and the three heating boilers are controlled with digital actuators and valves. Actuators and valves were replaced 25-26 years ago and are all beginning to fail requiring complete replacement.</p> <p><b>UPDATE - Tentative start date is Monday July 28, 2025 with Apollo Mechanical</b></p>	<p><del>\$130,000</del></p> <p>Planning change order w/ Apollo Mechanical</p>
HVAC Controls	<p>Building heating equipment is controlled by 61 each solid state direct digital controllers. Controllers are 21 years old and are proprietary to the building</p>	

	<p>automation system and regulate all heating operations. Digital controllers have reached a life cycle of not being supported by future software upgrades and actuator compatibility.</p> <p>UPDATE - Project is deferred until Summer of 2026. Will start with Controls upgrade at PRE and then move to PRLHS.</p>	<p><del>\$85,000</del></p> <p>Deferred until Summer 2026</p>
HS Roof Replacement Project	<p>Bid was awarded to North Idaho Exteriors for Roof replacement project for Main Roof, Gym Roof and Industrial Arts Metal roof. Project began as scheduled on June 9th. Project competition date target for July 1, 2025. Original estimated costs were \$420,000. Bid was awarded to North Idaho Exteriors for \$323, 000.</p> <p>UPDATE - Project Completed. NDL Warranty was issued to WBCSD by the manufacturer.</p>	\$323,000
Asphalt Replacement Project	<p>Bid solicitation was sent to three contractors Woods Crushing, Selkirk Sealcoat and Interstate Concrete &amp; Asphalt on May 29th. Bids dealing is June 16th 5:00 pm. Bids will be presented for selection at the June 18th regular meeting of the WBCSD Board of Trustees. We have received bids from two of the three contractors, awaiting the third bid.</p> <p>UPDATE - Bid was awarded to Interstate Asphalt and Concrete during June meeting of the WBCSD Board of Trsutees. Goins Road and Excavation hired for Asphalt removal and site prep. Asphalt project is schedule for August 4-6, 2025</p>	<p>\$69,056 Asphalt Replacement</p> <p>\$33,850 Asphalt Removal and Site Prep</p>
Parking Lot Sealcoat and Line Striping	<p>The North parking lot at PRLHS is in need of sealcoating and line striping. Currently in the planning phase seeking competitive price estimates. Formal bid procedures not needed per Idaho State code.</p> <p>UPDATE - Project schedule for August 7-8 with Selkirk Sealcoat.</p>	\$15,659.75

#### PRIEST LAKE ELEMENTARY

Roof Repairs	<p>The roof is a sloped metal roof that has a standard home owner grade metal roof which is nearing the end of it's useful life. This roof has four long valleys that in winter build up with snow and ice dams are common. The valleys take an unusual amount of abuse due to the increased snow and longer winter. The district has had to repair these valleys after each winter. The roof is 3/12 pitch.</p> <p>Approximately 4300 square feet of roof at PLE is in immediate need for replacement. This area covers dormer to dormer across the ridge line and requires IWS underlayment for panel reset, per code. A recent insurance claim was submitted and the district received approximately \$11,000 (after \$10,000 deductible) which is not sufficient to cover the entire projected cost of the replacement which is estimated at \$40,000.</p> <p>UPDATE - Project Completed</p>	<p>\$48, 600</p> <p>Insurance Payout = \$11,103.45</p> <p>Cost to WBCSD \$37,496.55</p>
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Interior Painting	<p>Hallways have been painted in the last 4-6 years, but the classrooms need repainting. The recommendation is to have the WBCSD Custodial team perform the interior painting of classrooms during the summer of 2025.</p> <p>UPDATE - Planning for August 2025 to be completed by Custodial team</p>	<p>\$3500</p>
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#### IDAHO HILL ELEMENTARY

Interior Painting	<p>The walls are a painted textured sheet rock, which have been touched up when the custodian deems necessary but they are in need of extensive patching and repainting. The recommendation is for extensive patching and complete repainting in 2025/2026.</p> <p>UPDATE - Facility Committee voted unanimously to defer this project</p>	<p>Deferred</p>
Domestic Hot Water Heaters	<p>There are 3 hot water heaters in the building. Two of the hot water heaters are aging out and need replacement. The recommendation is to replace these two hot water heaters in 2025/2026.</p> <p>UPDATE - Planning for September 2025</p>	<p>\$7,500</p> <p>In planning</p>

Ball Fields Renovation Project - Phase 1	<p>West Half - The ball fields on the west end of the junior high fields are bumpy and have become a safety concern. The district would like to use top soil (donated) to level the field and top dress it to dramatically improve the surface in the summer of 2025.</p> <p>UPDATE - Project completed.</p>	<p>Approx \$2,500</p>
Ball Fields Renovation Project - Phase 2	<p>East Half / Football field - The ball fields on the west end of the junior high fields are bumpy and have become a safety concern. The irrigation system was poorly installed without swing joints and there are a number of failing sprinklers as a result. The district would like to level the surface (donated labor and materials), correct the irrigation (donated labor and materials), and roll sod to create a beautiful playing surface for our kids. They deserve it!</p> <p>Total cost of project would be \$200,000 - \$250,000 but thanks to the generous donations of materials and labor the district would see a savings up to \$200,000 on this project.</p> <p>UPDATE - Sod arrives Thursday July 17, 2025. Thanks to generous donations of labor, materials, parts, equipment by multiple local contractors the cost to the district has been reduced. There are currently fundraising initiatives in process which can potentially lessen the cost to the district. A true testament to the strength of this community!</p>	<p>\$30,000</p>

## **WBCSD TRANSPORTATION:**

### **New Bus Arrival**

Our new bus will be arriving to WBCSD in September.

### **Maintenance Updates**

Mechanic is working on annual inspections for all buses to ensure our fleet is in tip top shape and compliant with the state heading into next school year.

### **Transportation Focus**

- Working on corrective actions to submit to the state
- Route development and Safety Bussing for August board meeting
- Bus Driver pre-season training program for August
- RFP for new bus acquisition was publicly noticed twice per state procurement guidelines and we are open for bids.
- Charity will be going to the Train the Trainer conference at the end of July in Boise, Brian Ranger will be attending the train the technician conference.
- We have a new bus driver currently in training