

**Facilities Committee Meeting
Unit Office Board Room
December 10, 2014
5:30 p.m.**

Members Present:	Beyers, Foor
Members Absent:	McLeod
Superintendent Present:	Yes
Facilities Director Present:	Yes
Visitors:	Mark Chilton, Xcell Mechanical

Meeting was called to order at 5:35 p.m. by Chairman, Bill Beyers

VISITOR CONSIDERATIONS

Lincoln Furnace Project

Mark Chilton with Xcell Mechanical had completed an on-sight review of the furnace operation at Lincoln. He was present for the meeting to explain the current problems with the furnace equipment and to give his recommendations for a safer and more efficient operation. A copy of Mark's report is attached to these minutes. It is his recommendation to install two new modulating burners in the furnaces, as well as install new day and night setting controls for the system. After discussion of the different options and clarification of the need for this project, a motion was made by Foor and seconded by Beyers to approve the proposal and to use Health Life Safety funds for this project.

Mark will work with his contact to create the Health Life Safety Amendment. He anticipated being able to have everything in place to complete the work around mid-January. There will be no interruption of heat to the building during the project work.

Minutes Approved

Minutes of the September 10, 2014 meeting were approved and signed on a motion by Foor and second by Beyers.

OLD BUSINESS

Bus Garage/Unit Office Roof Project

The agreement with BLDD for their work on the upcoming roof project was presented for signature. Dr. Lett will sign after the meeting. The cost for their services is \$17,000.

Lincoln & Washington Gyms Update

Since the last Facilities Committee meeting, John Whitlock from BLDD Architects came down to inspect the floors and advise on the hydrostatic pressure problem. He basically said, the problem will likely continue, sometimes worse than others depending on the humidity and moisture levels, and said that dehumidifiers will actually not help the issue, but rather could make it worse by pulling the moisture to the surface. He added that there is really no solution to the problem we are encountering, and that other than bare concrete floors, any surface material that we covered the floor with would have resulted in the same water issue, but the “sealed” floor is what makes it so noticeable. At the present time, the floors are still showing some signs of the water seeping through, but with the drier winter months, it has reduced and is manageable.

The court striping for both gym/cafeteria areas will be completed over the Christmas break by Veteran’s Flooring.

Tower Hill Rental/Use/Maintenance Update

A review of groups and individuals using the Tower Hill gymnasium building, as well as the maintenance on the buildings was shared with the committee as follows:

Rental:

Currently, Sacred Heart School is renting the gymnasium area for their basketball program. They pay a rental fee that includes gym rental, utilities, and one hour custodial wage.

Usage:

Tower Hill Firemen are using the gymnasium for basketball practice for their “Guns vs. Hoses” game to be held in April. We are not charging a rental fee to this group. Competitive Cheerleaders are using the facility for practice. This helps eliminate the need to move the cheer mats from school to school when they move their practice from different locations.

Maintenance:

When Sacred Heart has games, the district is hiring a 4 hour custodian to work one hour in prepping the rental area, and the other 3 hours are spent on cleaning classrooms and preparing the building for resale/transfer/etc.

The 5th grade building boiler had a tube leak last week, so we had to have Jarvis come down and repair that tube. Jarvis repaired one tube to get it operational, but said that if we keep the building, the whole boiler will need to be retubed probably in the next year or two.

Tower Hill’s Village Meeting was scheduled for December 10th. Peggy Sokolis is to contact Lori to let our district know their interest in the buildings.

Since the actual classroom buildings are being cleaned, we are keeping the water turned on, but keeping the thermostat to a 50-55 degree level to avoid any freezing/deterioration issues.

Xcell Mechanical advised that draining the boilers and turning off the water would be very risky and could cause more trouble in the long run than simply turning everything down to a 50 degree temperature to avoid freezing.

NEW BUSINESS

Lincoln Furnace

See discussion under Visitor Considerations.

Snow Removal

Rick Ade presented the district with a \$150 increase in snow removal cost. This would raise his fee from \$1,000/removal to \$1,150/removal. The increase is due to the additional 8th Street snow removal and the rock lot which was not included in the original bid. The Facilities Committee agreed to the \$150 increase.

OTHER BUSINESS/COMMITTEE CONSIDERATIONS

Prep Program Playground Update

The Prep Playground area is now complete. It was reported that the district had spent over \$3,800 on this project, not including the district labor required. Taylorville School District did allow the Pana School District to use the leftover mulch on our other playground areas at no cost.

Maintenance Grant

TC Masonry has completed all contracted work under the Maintenance Grant. TC Masonry did repay the district for the additional cost for the additional repairs on the main hallway at the High School.

Five-Year Strategic Plan

Bill Beyers, in the absence of John McLeod, asked if the district was putting together a five-year strategic plan for the anticipated projects/expenses district wide. Dr. Lett and Lori have already had discussions on this plan, and will revisit to get a formal plan completed.

New Board Member Building Walk-Through

It was suggested that once the new board members are seated in April, that the entire board conduct a tour of all the buildings/facilities. This will help the new members when facility issues are brought before the board. It was agreed to make sure this happens after the April, 2015 election.

Next Meeting Date & Time

The next meeting is tentatively set for Wednesday, March 25, 2015 at 5:30 p.m. in the Board Room of the Unit Office.

Adjournment

With no further business, a motion was made by Beyers, and seconded by Foor to adjourn at 7:16 p.m.

Member

Member