



Kim Spacek <kimspacek@sd83.org>

Facilities Committee Meeting

1 message

Ryan Carruth <ryancarruth@sd83.org>
To: Kim Spacek <kimspacek@sd83.org>

Wed, Sep 10, 2025 at 3:24 PM

Hey Kim-

FIRST THING IS - Capital Improvement Updates:

1. PRE Unit Heater Replacement - Awaiting equipment to arrive. Estimated for mid October.
2. PRE Controls Upgrade - Decided to defer this project until Spring 2026. I was concerned about the timeline with this and pushing too close for comfort into the start of heat season with a big controls upgrade project of this nature. We will go back for bid in March 2026 and push to commence the project in June as soon as school lets out.
3. PRLHS Valve Replacement - Near completion. We will be testing all valves in the controls system next week with Apollo to ensure full integration with our building controls system.
4. Roofing:
PRLHS - Roof completed ahead of schedule
PLE - Roof repair completed
PRJH - Routine maintenance completed
IDH - Routine maintenance completed last week on TPO sections. Upper shingle section was replaced last weekend. When we replaced the lower shingle section last summer we did not have the funds to complete the upper section of shingles even though it was in bad condition.
Total cost - \$28,880
5. PRE HVAC Survey - Nearly complete - We have one more site visit from Dumais Romans on 9/19 to complete the survey and to finalize the HVAC floor plan / equipment asset inventory.
6. PRLHS Asphalt - Complete
7. PRLHS Sealcoat and Striping - Complete
8. PRJH Field Project - Complete. There will be some touch up work this fall / next spring. Big thanks to Brandon Goins and the many other community members who donated labor, materials and equipment to make this happen.
9. CTE BUILDING - We waited over three months to receive a site plan from the contractor which has set us back. It appears we are nearing Architect West going out for bid for the GC to manage the project and begin breaking ground. There is no estimated ground breaking date at this point. The facilities department cleared the site and provided all as builts and documentation to the contractor in early June. We are hoping that the project will get moving as soon as possible.

Second thing is : PRIEST RIVER JUNIOR HIGH TASK FORCE

- 1.) We have one ROM estimate from Eric Rude from Metalcraft sent to me in this email:

Good Morning,

I reviewed the old building as builts and they do not contain any Mechanical or piping drawings. We do not know what size the existing Steam and Condensate piping is so we do not know if we can reuse it for Hot Water. The Condensate piping may be too small and full of rust and scale ? At this point, I would assume that we would need to install new Hot Water Piping to the new Unit Ventilators.

Budget Proposal based on what we know from the site visit.

- (1) New Unit Ventilator for each existing Radiant Heater
- New Hot Water Coils to replace the Old Steam Coils in the AHU's
- (2) new Boilers (heating oil)
- Heating Oil Piping to the Boilers
- New Insulated Hot Water Supply and Return Lines throughout
- Pumps with VFD's
- Stand alone (simple) controls (Thermostats wired to Unit Ventilator Control valves) No DDC
- Permit

COST ESTIMATE = Allow \$24 per sq ft. (\$1.2 - 1.5 million)

2.) I have also been working with Jeff Romans of Dumais Romans and we can contract him for engineering and creation of Design documents for the new HVAC System when the district feels ready to move forward.

3.) Windows - I have been exploring some ways to improve the heat loss with our windows without having to replace them

- Thermal / Solar Window Film
- Re- Caulking / sealing all frames
- Routine maintenance on all window operating hardware

4.) Roof - I had a commercial roof inspection done at the Junior High (attached). During our inspection of the existing roof system, we noted a Genflex 60 mil TPO membrane approximately 27 years old. The existing membrane is in surprisingly good condition for its age. We found at the time of installation the previous roofs were removed down to the original decking. At that point, new 1" perlite board was installed, then 3/8 cdx plywood with Dens deck installed directly on top of the new plywood. I believe the existing roof surface is in such good shape for its age is due to the quality of product, the roof removal/replacement process and the workmanship. This is a good thing!

We estimate 5-7-10 years of service life can be in this roof with proper maintenance. The roof did need some routine maintenance which was completed two weeks ago.

Ryan Carruth

Operations Director - Facilities & Transportation
West Bonner County School District
(208) 290-2011

