GENERAL SERVICES MEETING 8/24/26 4:00 PM - BOARD OF DIRECTORS ROOM

1.Call to Order

Minutes

Mrs. Renz called the meeting to order at 4:00 p.m.

2. Roll Call

Minutes

Members in Attendance: Lesa Brackbill, Joshua Cysyk, Jennifer Renz, and Christine Stickler

Citizen Advisors in Attendance: Betsy Davison

Citizen Advisors Absent: Sarah Nickolich

Non-Voting Members in Attendance: Michele Agee, Jodie Dermo, Henry Snyder, and Stacy Winslow

Staff/Public in Attendance: Phil Ayala, Jesse Rawls, and Aaron Shuman

3. Approval of Summary Minutes

Minutes

Following a motion by Dr. Cysyk and a second by Mrs. Brackbill, the Minutes were approved.

4. Unfinished Business

4.a. Elementary Project Update - Fidevia - Leland Leahy

Minutes

Mr. Leahy was tied up at the job site and unable to attend so Dr. Winslow and Mr. Snyder shared the following:

- Milestones
  - substantial completion - December 15, 2028
  - final completion - August 10, 2029
- Summary
  - Cedar Electric started work on new electrical duct bank and coordination with PPL to install the new primaries
  - Iron Eagle is working to prep the site for the building pad and cul-de-sac
  - fencing installed and job trailers will be on site soon
- Upcoming work
  - gates for bus corral
  - work on building to start

- Feedback
    - fencing on North side of stadium blocking path
        - can't be moved - not a preference but needs to be
        - will become a part of egress and movement of construction vehicles
        - stormwater basin going in near there, one of the first things to be done, needs to be blocked off
        - will be restored at the end of the project with a little different appearance
        - alternate path available with a plan to keep it from getting muddy
        - lighting to be looked at as needed with consideration to the darker mornings this fall

4.b. Stadium Project Update - Mr. Henry Snyder

Minutes

Mr. Snyder shared the following:

- mostly complete with occupancy granted
- completing punch list items
- bleacher skirting finished
- four speakers operational by the press box with 2 more corner pole speakers on the way
- scoreboard bugs being worked out

4.c. Update Summer Work - Mr. Henry Snyder

Minutes

Mr. Snyder shared the following:

- middle school roof -
    - working to reestablish communication Garland and find out who the new representative is
    - IR scans were done and temporary repairs made
    - holding them to their obligation of what they owe the district
- middle school water softener replacement complete
- middle school scheduled classroom painting and carpeting is complete
- high school scheduled classroom painting is compete and 3 of the 6 rooms scheduled for carpeting is complete - shipping delays - will finish over the holidays
- middle school fire hydrant - coordinating with Ebersole and GPRS to be on site at the same time to find the leak and make repairs
- middle school sprinkler head replacement project is complete with exception of the boiler room - waiting for parts to arrive
- high school fire systems
    - phase 1 done last summer
    - phase 2 just about wrapped up with a few items to locate yet
- backflow preventer inspections
    - quite a few came back as failed - unsure of last inspection, is a requirement
    - getting prices for repair or replacement
    - if not inspected the valves don't get exercised - working to get in a yearly routine

- B&G
    - custodians worked on summer cleaning
    - grounds, electrical, carpentry kept up with summer items
    - HVAC had a full plate with condensation issues/a lot of water issues in the buildings
    - working to create a preventative maintenance schedule
    - hard to keep up with prevention when emergency items keep popping up
- Chillers
    - two high school chillers (oldest) having issues - parts are a problem, taking pieces from one to keep the other going
    - a part of the DCED grant - hoping for good news in the fall
- Elevator - middle school at end of life, able to have Hadfield in to do work and keep going, look at in the capital plan
- B&G/Food Svcs. building roof
    - solicited three Costars prices, waiting for responses
    - lowest received is $377,000 for 20 year roof - budgeted 350,000
- Sinkholes
    - two small sinkholes behind the high school
    - working with Ebersole - plan to dig down to try to find rock or slurry and backfill
- Elementary has chilled water to all parts of the building meaning there will be heated water to all parts of the building when the time comes
- Environmental annual exploration and water samples - all buildings including the elementary schools came back good

4.d. Elementary Boiler - Re-tubing Discussion

Minutes

Dr. Winslow started the discussion with Mr. Snyder sharing details for the elementary 2nd boiler retubing:

- the service call, drain the boiler, and replace one tube and complete the service call would cost around $5,500 to $6,000 with between 70-80 tubes in a boiler
- when priced earlier this year the cost for replacing an entire boiler was around $39,000
- significant savings to replace the entire boiler than to replace one at a time

Following a motion by Dr. Cysyk and a second by Mrs. Brackbill, the committee approved moving the re-tubing of the elementary second boiler to the full board for approval.

5. New Business

5.a. Middle School Boilers Discussion

Minutes

Mr. Snyder shared the following with Mrs. Dermo offering budget information:

- 3 low mass Patterson Kelly boilers at the middle school with aluminum heat exchangers - require 30% Glycol and a maintained PH level

- aluminum exchangers tend to be bad and if chemical isn't maintained contributes to issues
- 2 of the boilers have a leak that has been valved off and shut off - approx. $100,000 each to repair
- 3rd boiler is the only one running right now
- all installed in 2013, with issues in a short period of time
- the manufacturer replaced the exchangers once and the district has made repairs
- been pulling parts from the others to keep the one going
- recommend replacement with Airco brand, which have stainless steel heat exchangers that will be more tolerant to the glycol and come with each having its own 5 horsepower pump to circulate the water between the boiler and main loop
- $602,000, unspoken for interest from bond issuance of 2023 to cover the cost of $494,950 for the boilers to be replaced

Following a motion by Dr. Cysyk and a second by Mrs. Brackbill, the committee approved moving the middle school boiler replacement to the full board for approval.

5.b. ECC Water Softener Discussion

Minutes

Mr. Snyder shared the following:

- ECC doesn't have a water softener currently
- all departments of the building use the unsoftened water thus shortening the life span of equipment
- cost of replacement is $46,356
- remaining funds of the 2023 bond series need to be used by November 29, 2026 - approx. $9M - able to cover the cost of replacement

Following a motion by Dr. Cysyk and a second by Mrs. Brackbill, the committee approved moving the ECC water softening replacement to the full board.

6. Public Comment

Minutes

There were no citizens with comments or questions for the committee.

7. Adjournment

Minutes

The meeting was adjourned at 4:50 p.m. with a motion from Dr. Cysyk followed by a second from Mrs. Brackbill.