

**Special Emergency Buildings & Grounds Committee Meeting
January 4, 2012**

Board members present:

Mike Harter, president
Gary Haas
Bill Layman
Beanie Meddows

Others present:

Michael Baysinger, Architect
Dale Cover, Engineer
Karen Buehler, Supt.
Tom Krumseig (4:40)

The meeting started at 4:35 PM in the district office.

Dale explained to those present that current piping is underground and the leak causing our heating problems can't be fixed easily. The leak is preventing the boiler from functioning at maximum power and there is not enough heat available to keep the gym and old area of the high school comfortably heated.

It would cost \$120,000 – \$150,000 to do easiest fix as was done in the grade school several years ago. It involves rerunning piping above ground to get heat. That leaves us with all old equipment that is not running reliably or efficiently. To replace the two heaters currently in the gym would cost approximately \$15,000 each with another \$15,000 each to install each of them (\$60,000 total).

The engineer and architect recommend gas powered roof mounted units that will both heat and cool the entire affected area. The units used in price quotes have dehumidifiers and we can use gas lines already in place. This can be made to look aesthetically pleasing. The weight of the units should not create structural concerns for the building. Our incoming electrical service is adequate to handle the roof top units. A new electrical panel would be needed for the gym area. The south side classroom units could be powered by the electrical panel in the shop. Dale went in to more detail about where roof top units would be placed.

Using the units from Summerfield was discussed. The costs of removing and moving the rooftop units from Summerfield would not save much money and we'd have no guarantee on the equipment. In addition removing the roof top units currently there leaves Summerfield with no heat or air conditioning if we sell the building.

The cost of the roof top units is approximately \$325,000. Currently health/life/safety has a fund balance of approximately \$250,000. Not air conditioning at this time could save us \$80,000 by hanging two gas powered heating units for heating only inside the gym. The cooling coils could be added to these heating units at a later date or the inside heating units could be pulled down and roof top units with air conditioning could replace the hanging heat-only units later. Add-on air conditioning to the hanging heat-only units would not be as efficient as roof top heating & cooling units. Use of aluminum feeders instead of copper leaders will be offered as an alternate bid as a cost saving measure.

The contract will be put out as one complete project. There won't be separate mechanical and electrical contractors submitting bids.

We will ask Bob Kohn about liquidated damages being written into the bid specifications. This information will be provided to Michael Baysinger.

It would take about 6 weeks to get the equipment if we decide to do the roof top units. Some installation ground work can be done prior to the delivery of the equipment. Install after the equipment arrives could be as little as 3 days.

The meeting adjourned at 6:53 PM.

Respectfully submitted,

Karen Buehler
Secretary ProTem