

## **Facilities Committee Meeting**

### **Minutes**

**11/3/17**

Present: George Lawrence, George Gardner, Tom Borchert, Ken Sullivan, Elizabeth Atkins, Kristina MacKulin, Jeff Glassberg, Mike Davey (EEI), Keith McBrien (GDS), and James Harrington (NE Air).

Tom B. called meeting to order at 7:37am

EEI presents Preliminary Audit Results Report for ANWSD.

Considerations: immediate best pay back or think about the project in the long-term over the next 40-50 years.

Discussion items include: If we don't have good controls can't have an efficient system; discussion on roof units - some units are no longer working; other units working twice as much as they should; the more accurate the system the more expensive; a classroom equals a zone; 40% of ventilation equipment doesn't work. Fire marshal determined major safety problem with VES and FES kitchens without hood/ventilation system; could possibly cook food offsite or we have to repair

Review of preliminary findings include: massive problem in steam overheating at VUHS; outdated controls systems at VUHS and VES; cracked steam coils and under ventilating at VUHS; unsafe and not code compliant kitchen hoods at VES and FES; steam heating system was recommended for change out in 2001; many failures in an inefficient system; security problems (insecure access and lack of cameras); steam roof top units at VUHS; failed AC units at VUHS; overall many control problems.

After construction is complete on this type of project, EEI returns to run measurement & verification post reports to see actual vs guaranteed savings.

Review of Option B and Option C; discussion on Option A; discussion on Option D; discussion on bond options; Ken S. and Mike Davey feel Option B is the one they would recommend.

Discussion on condition of roof; Ken S. has recently conducted an evaluation and is working with the Garland Co. on a immediate and long-term plan for the roof - 5-10 year option until the roof needs to be replaced; the possibility of reconditioning the roof is being looked at.

The options presented removed solar from project because they focused on other items; it could easily be added back in or presented as a separate bond.

If we hope to get this project off the ground next year we need to decide on an option and then EEI & NE Air will prepare a final report. They get competitive bids and final expense numbers

would be in the final report; scheduling is overall more important than a low bidder due to the short time frame to complete the work. Some measures are design/build and some are bid out. Option B the contingency is 2%; the only time we would typically get change orders is for asbestos removal or oil mitigation.

If we decide to wait a year this process will be put on hold until next October; EEI is confident we could sell this bond this upcoming March. Other school districts have been successful in getting bonds passed for these types of projects.

Discussion on the current debt service; discussion of ADA requirements/issues.

EEI would like a decision by November 10, 2017 if possible. Next meeting is scheduled for Friday, November 10, 2017 at 7:30 am at the ANWSD offices. EEI will be available by phone if needed.

Meeting adjourned at 8:57am.

Submitted by  
Kristina MacKulin