

North Boone Community Unit School District No. 200
Minutes of the Facilities-Long Range Planning Committee Meeting
North Boone District Office
6248 North Boone School Road
Poplar Grove, IL 61065
Tuesday, May 21, 2024
6:00 p.m.

CALL TO ORDER AND ROLL CALL

The meeting was called to order by Joe Haverly at 6:00 p.m. The following Committee members were present: Brian Haselhorst, Joe Haverly, Ed Mulholland, Dr. Greenlee, Stacey Corder, Jim Nolen, Heather Walsh, Dean Schultz, Chad Cunningham, Sara Istad, and Greg Stahler. Also present were Tom Kinser, Nan Schilling, and Dan McCurdy. Members absent were: Kelly Hanaman and Angie Koch.

AUDIENCE TO VISITORS

(None)

UPDATE ON PHASE I HVAC

Dan McCurdy, the engineer that has been working on the Phase I HVAC project, presented the options for rectifying the situation in order to have the work completed by the beginning of the school year. The two main issues are that the units from Trane do not seem to be performing as they should and there are a handful of units that do have some issues with air leaking in from around the wall seals. Proposals were submitted for both Commissioning and Startup for the univents. A full start-up will test all devices (dampers, valves, sensors, etc.) and functions and will need to be completed by either Trane or an authorized contractor. Unlike commissioning, adjustments can be made during this testing process to address any deficiencies noted. Defective devices will need to be replaced under warranty at a later date by the Manufacturer.

Startup quotes were received as follows:

- Trane - \$37,309.00 (*Not recommended*)
- Ceroni Piping - \$24,560.00 (*Recommended*) (Ceroni is an authorized Trane contractor and can place warranty claims)

Full Commissioning will test all devices (dampers, valves, sensors, etc.) and function of the units. To accomplish this testing, service personnel familiar with the operation of the unit vents (either Trane or an authorized contractor) and the control system (Johnson Controls) will need to be present. Unlike start-up service, any deficiencies noted will need to be addressed at a later date under warranty by the univent manufacturer (Trane).

Partial Commissioning is the process to test the function of the low limit thermostat and associated devices (valve, damper, etc.) for proper operation. This option will significantly reduce costs but would ensure the operation of the most vital components.

The Commissioning quote was received as follows:

- Amsco Engineering - \$18,000.00 (Full Commissioning)
- Amsco Engineering - \$5,600.00 (Partial Commissioning)

In regards to the wall repairs, following are the recommendations made by both AMSCO Engineering and by North Boone District Staff:

- Amsco recommends that the interior surface of the exterior walls behind the 4 noted units (1 at Capron and 2 at Manchester) will be repaired by first removing the unit to provide access to wall finishes located behind the units. The entire wall surface behind the unit will be covered with a sheet metal panel sized to match the univent. This panel will be sealed to the inside surface of the outside wall. The unit will then be reinstalled and the unit gaskets will be able to properly seal against the smooth surface of the sheet metal instead of the rough, uneven plaster surface.
- District staff recommends that in order to provide protection against outside air infiltration into the units, more extensive wall repairs (modifications) are to be made (17 at Capron, 16 at the Middle School, 9 at Manchester and 6 at Poplar Grove). For units installed on plaster walls, this will include removal of the unit, removal of plaster finishes and installation of insulation and the installation of a duct sleeve to connect the outside louver to the back of the univent. Units installed against masonry walls will be removed and a duct sleeve will be installed to connect the unit to the outside louver. The units will be reinstalled after the wall repairs and duct sleeves are completed.

The project timeline would be as follows:

- Start-up or commissioning should be implemented as soon as possible after school is done for the year. This process can be completed in less than a week. This will allow sufficient time for any required warranty repairs to be implemented prior to the start of school in the fall.
- Building improvements may be implemented as soon as start-up or commissioning is completed. AMSCO recommended improvements can be completed in approximately two (2) weeks. Proposals would be solicited from mechanical contractors to perform the necessary repairs during the Summer. District recommended repairs will require the majority of the Summer to be completed. Due to the cost of the repairs, the work would need to be publicly bid to mechanical contractors and awarded at the June Board Meeting.

After much discussion, a Special Meeting of the Board of Education will be held on Tuesday, May 28, 2024 at 6:30 pm for approval of a start-up quote and/or for commissioning of the Trane univents. It will also be recommended for approval for the administrative team to place an RFP, if needed, for wall repair. At that meeting, an executive session will be held in regards to any legalities that may arise.

BREAKDOWN OF MAY BILLS FOR CERONI PLUMBING

In regards to the question at the May Board Meeting about the Ceroni Plumbing check, Dr. Greenlee noted that the \$129,290 invoice that was paid is actually for Phase II of the HVAC Project. This included ordering of materials for the job.

ANNOUNCEMENTS

Jim Nolen and Dean Schultz were thanked for their execution of parking for the High School Graduation. It was very much appreciated.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Submitted by:

Brian Haselhorst /s/
Brian Haselhorst, Co-Chair

Joe Haverly /s/
Joe Haverly, Co-Chair