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Facilities Committee Meeting Minutes

January 22, 2025

5:00 pm via Zoom



Committee Members: Dave Livengood, Keith McCarrick, JP Prego, and Chad Heffner

Absent: Karen Weingarten, and Dr. Charles Nippert,

Heating Issues

1. There has been a cold streak therefore we have had some heating issues. Our Welding lab was 38 degrees one morning. The bathroom is cold, we have a temporary space heater in there currently just so the pipes don’t freeze.

In the area of the garage doors, they installed some bulk heat insulation which did help a bit. Chad said after it was installed it was 40 degrees and then later it was even a bit warmer. There is a locker room attached to the classroom which is too cold for the students to use. The valve was stuck and has been fixed but still too cold.

Even with the heat on full blast, the area is still not heating the way it should. Dave and Chad met with a company that installs tube heating to supplement the system.

1. The Greenhouse with the glass windows has a wall mount heater system, this is not working and therefore there is a concern because if the pipes freeze there is a live fire line.

They currently have left the shop door open to blow some heat into the area just so the pipes don’t freeze. JP asked if this could be fixed. Yes, but the system is old.

The pilot lights go out. There is air that comes through and blows out the pilot light and it comes in too quickly for us to even have time to light it. Apparently, since 2010 it just stopped working. They are thinking this area would work for tube heating as well just enough to keep the pipes from freezing.

1. The Dining Room is also hard to heat with the glass windows. It stays about 60 degrees and it just doesn’t get warm.
2. Collision has heaters at the garage doors that don’t work. It was about 45 degrees in there.

Rather than patch these problems it would be best to fix them. We realize in some areas we may need to patch prior to be able to fix them.

Trane has been contacted but they haven’t provided us with quotes and the equipment is proprietary.

Ventilation

1. Cosmetology - they can’t get air in to be able to get air out to eliminate the odors.
2. Computer Information System - They deal with humidity. We have been unable to get it controlled since it’s in the middle of the building. It uses the same rooftop equipment as other rooms but for some reason doesn’t remove the humidity. There is a concern due to the computers which are usually kept in a cooler environment.

JP asked if we could get a dehumidifier temporarily. Yes, right now it’s ok but in the summer it’s an issue.

Boilers

1. The two boilers we have are from 2001. Last Wednesday PECO informed us that we needed to switch over to oil prior to Saturday or be fined $5 per square cubit feet. Friday Dave and Chad tried to start them using oil and it didn’t work.

We had oil that was about ⅔ - ¾ full that was tested and ok to use. There was about 12 gallons of water that was extracted from the bottom of the tank. We use Gehringer and they call another company to assist, so Dave decided to just go directly to the company and got them out to help start the boilers. With Bryan Boilers, they are a bit complicated and they had to jump it by a pressure switch, read a code, apply it, then put on a jumper, etc. But it did work. This was a great learning experience for Chad. If we are asked this in the future, he is now able to do this himself.

We are on a variable cost contract that allows us to switch between gas and oil to save money. The switch from gas to oil hasn’t happened for about the last 5 years. We are assuming that with the cold they may have made this switch because we can switch back to gas on 1/23 at 10 am. Everyone recognized that two days' notice is not much time.

Keith asked about the savings. Is there a way to find out how much we save by doing this? Dave is going to check into this and let them know.

Chad did speak with the old Facilities director and he said he couldn’t remember exactly but thought it was significant.

1. The summer boiler is in and the leak is now fixed so it should operate fine this summer.

Air Compressor

1. The air compressor has also been installed and it runs much quieter. It also has preventative maintenance built in so it’s a very turn-on/off system. If we replace the other one this may be a solution for that one.

HVAC System

1. This is a Trane controlled system from 2010 when the renovation was completed. The controls have changed since then but since they are proprietary Trane has to fix them. We have tried several times to contact Trane and they are not returning our calls to provide us with a quote. They will see if the MCIU uses them or if others do and what their experiences were. They will also try to get back in touch with them.

We received two other quotes for 500,000 and 800,000 for a new communication system which would include the controller. In the ICS plan, there is a 10-year plan through 2027 to replace the controls that will require capital funding.

The building is not controlled, it can be 75 degrees in one area and 62 in another, and shop areas with garage doors are cold as well, which is not a healthy school environment for students. Dave’s office for example is cold and he wears a hat and coat every day. Dave is working with a company to see if they can help and has even offered to be a show site for them so that we get a discount.

1. Rooftop unit boards (2) in Electrical and Automotive over the last two weeks have gone blank. We are not able to see the readings and the units are just blowing and the thermostat is not working. All other readings are blank. Chad is manually having to turn on/off the units. We need to replace the boards. They received a quote from Trane to replace the boards. This includes both parts and installation. We plan to put it on the February JOC Agenda for approval.

The Dining Room has a Glycol leak and we have a quote to fix it for 10K. Our AC system/chillers have been giving us problems where we can’t freeze and drain. It is a complicated system without isolation areas to be able to maintain or fix it.

With this new system, we will be able to drain the coils to drain it in specific areas.

JP would like us to continue to reach out to Trane to get the building balanced.