



August 13, 2021

USD 460 HESSTON | PRE-BOND (1:30 @ District Office)

MEETING NOTES FROM August 12, 2021

PARTICIPANTS: (via email)

Ben Proctor
Les Guhr
Brandon Claassen
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Pre-Bond

- Ben to coordinate with school principals and teachers early next week to schedule meetings with the design team. Expectation is a couple weeks out following full time student attendance.
- Two (2) hour dialogue estimated per school to discuss assessments and bond items.
- Ben and/or Les to send design team the recent inspection reports for electrical (Atlas), HVAC (CMW), roofing (Ray Roofing), fire (Simplex).
- District Office Building requires new roof in its entirety – remove topping and replace with updated system.

Mechanical

- Current HVAC Controls by Siemens district wide – would like to replace all controls.
- Air handler unit in gymnasium is located directly above the court – very loud and typically turned off for this reason. Relocate to north mezzanine of gymnasium.
- Include reconditioning locker rooms in scope of work.
- Both high school and elementary school has newer chillers – same chillers but elementary is larger.
- Gymnasium is hot all year round and typically open the vents to exhaust the space. Need to evaluate conditioning of this space and look at options to better control temperature.
- District is open to the possibility of installing a water source heat pump provided engineers get more information on feasibility and long-term maintenance.
- Boilers, district wide, are relatively new. These are Superior Boilers and do have issues with leaking requiring further investigation.
 - Elementary is 3 years old (Superior Boiler)
 - High School is 5/6 years old (Superior Boiler)
 - Middle School ___ years old (Lochinvar Boiler)
- The boiler at the middle school rarely has issues but the regular maintenance item backstock is running low and parts are discontinued.

- All boilers have their own controls and limits what can be done.
- Middle school does have ventilation issues, needs to be evaluated in addition to the load requirements. Plenum space varies and may be limited in certain areas – look at a few equipment options.
- Anything that can be on controls, the district encourages to do so with the availability to remote access all items. Humidity is not currently controlled and is not a high priority; however, if cost effective – add to scope.

Electrical

- Replace all lighting with LED fixtures rather than retrofitting current installations. Design team to work on an itemized schedule outlining cost and plan of action to complete the update.
- Review controls for lighting (scheduled operation, occupancy sensors, etc.)
- Evaluate options to combine both the lighting and mechanical controls. All controls can be viewed on a single dashboard and consolidate to one provider/vendor.
- District would like to proceed with the flat panel LED fixtures (7-10 year lifespan) as the facilities department (Steve Lansaw) has already begun to install in some areas.
- Recently installed new (5000K) lighting in the high school gymnasium and happy with the turn out. New lighting for classrooms to be more in the 4000k level/color.
- Uniformity in fixtures across entire district is important for ease of maintenance and backstock.
- Review site lighting district wide.
- Update meters and install phase loss relays as there is a current issue with phase loss.
- All facilities are non-sprinklered with the exception of the basement in the elementary school.
- School District and local fire department work together so any required code information or performance review is not an issue to obtain.
- Simplex Fire is the current vendor for the alarm system district wide. While currently do not have issue with their service, the district is not opposed to other options.
- Entire alarm structure needs to be replaced with an integrated intercom, bell schedule, and (hardwired) clock sync system. Note, voice evacuation is now a requirement for new systems.

Architectural

- High school and middle school flooring is an issue and requires replacement. This is an item that will be addressed whether the bond is passed or not.
- Provide an assessment for flooring in all facilities.
- Polished concrete floors are acceptable in certain applications, but prefer carpet and porcelain/ceramic tile.
- Middle school basement does have moisture issues while the north wing has level issues.
- May need to complete core testing on basement floor to assess any moisture issues. Vapor blocking is an expensive application, but worth the cost to protect new and future flooring.

- Building and occupant security was updated within the last three (3) years and entries controlled by key card access. This item is one the district is confident and happy with – installed by INA Alert.
- Overall, there is no immediate ADA accessibility issues with the exception of restrooms in the high school due to the building design. These restrooms could use remodeling.
- Evaluate exterior basement stairwells for possible canopy addition(s). Any water that collects does enter the building and causes issues with sump pumps.
- Note, one pump leads to the band room first and then pumps out from there. This pump tends to run constantly. If the water table rises too high, water will fill abandoned vents.

END OF MEETING NOTES