

## Item 10A: Updates: OE-12 Facilities

### AASD Board of Education

Mon, Mar 31, 2025 6:00PM

#### Ed Ruffolo (Board Member) 37:44

Okay, we'll move on to item 10A updates, OE 12 on facilities. Ray and Joe Sargent, please.

#### Ray Przekurat (Executive Director of Operations - AASD) 37:58

Good evening everyone. The part of our update is basically our facilities upgrades to the money that we have available to us. Normally, we meet in November with the different buildings, but because of the referendums, we haven't been doing that to look at capital improvement projects. So, Joe has put together a slide with the different budget numbers and where that money would be assigned to. So.

#### Joe Sargent (Director Of Facilities - AASD) 38:29

Thank you. So similar to last year around this time, we just presented our five-year capital projects plan. We are—these general categories, I can go over them if you wish, but they're just the categories that Mark Hansel and I kind of developed over the years to try to just make sure we touch every piece of the school and still leave room for miscellaneous projects that that come up. So, with that said, similar to last year, we're not—this is one more year the referendum summer, so we don't anticipate having a whole bunch of different categories.

#### Joe Sargent (Director Of Facilities - AASD) 39:07

We narrowed it down to asphalt replacements. We have a project at Barry. We're completely replacing the parking lot at Barry. And then we have a project at East High School, because Ray and his referendum project are taking half of that parking lot anyway and kind of redoing it. So, we just decided we'll throw some capital money into it and reconstruct the entire Schaefer Street lot. So, we had money for that as well.

#### Joe Sargent (Director Of Facilities - AASD) 39:07

I have money in there for \$100,000 in contingency. Now that's just water heaters breaking throughout the year. There are different HVAC units, and it's mostly plumbing and HVAC related that just kind of happens throughout or other circumstances that stuff that may pop up, like a water main break or something like that.

#### Joe Sargent (Director Of Facilities - AASD) 39:54

We have—I have a \$50,000 in capital projects. So that's kind of like an investment. It. And I want to do an engineering study on Morgan, just to make sure we're—that building's subject—we need some windows at some point in time here soon, and we kind of want to combine that with HVAC-related—that building's kind of put together throughout the years, kind of hodgepodge in terms of air conditioning and HVAC related. So, I kind of want to just do a study with windows, HVAC-related and some structural, just have a structural guy look at foundation. It's an old building, and so it's old stone foundations. So, I'm kind of thinking maybe having a study on that, just to see where we're at building wise.

#### Joe Sargent (Director Of Facilities - AASD) 40:36

I also have thrown in there our projects. The roofing came back really good this year. So, I think the roofing numbers have dropped back from pre COVID times, or COVID times where insulation was through the roof. So, we have really good numbers at Madison. So, we're doing mostly Madison this year, and a shingled roof over at [unclear] facility.

**Joe Sargent (Director Of Facilities - AASD) 40:56**

And then I have \$225,000 for tuck pointing. So, we have—are starting a process to kind of systematically go through the district, to kind of look at the exterior brick work, masonry, make the repairs. So, we focused on the West cluster buildings this year. We have two major project as part of this at West, have to do the entire building, including the smoke stack, and then the Wilson has some work, and then there's couple miscellaneous pieces throughout there. So that's kind of what I have planned for next year.

**Joe Sargent (Director Of Facilities - AASD) 41:34**

The following year, we weren't quite sure. I don't have specific projects laid out, but I anticipate next year kind of being hard because we're going to still be finishing up these projects. There's a lot of work for my office that has to get done, updating our records, updating our maintenance plans and roof plans and all this. And so, I don't know how much time we'll have to, like, get through the buildings to, kind of, as Ray mentioned—prior to Ray being here, Mark his predecessor, and Greg, and I would, kind of walk these buildings, talk to principals, kind of get a list of projects, and then put together our plans in there. So, I don't know if we'll have time for that next year or not. So, I didn't put all that in our sheet, knowing that'll come in the future. So, about all I have. Are there any specific questions?

**Ed Ruffolo (Board Member) 42:31**

I just have one. I noticed there's a line item for asbestos abatement, which concerns me a little bit. It doesn't seem like we're anticipating much. To your knowledge, do we have asbestos still in any of our buildings? And where might that be found?

**Joe Sargent (Director Of Facilities - AASD) 42:50**

There is asbestos in our building still. Typically, that'll get thrown on there when we do like flooring projects and ceiling projects. I leave a category for there. We typically lump it into a project, though, so you might not see that on a yearly basis, but there is abatement happening. We had some for the referendum. Every time we do a project, you're required to go through a survey, and we have that done through our environmental consultants. They test everything, and then we plan from there. So, if there's asbestos, then we have to hire a separate company to come in. So that's still ongoing. To answer your question, we don't have any specific projects that we have to take it out that are large enough to qualify for here.

**Ed Ruffolo (Board Member) 43:38**

It was my understanding that our security systems, cameras, etc., are beginning to age a bit, but I don't see anything in here to look at that going all the way through 2029, 2030, or would that be a separate project? Or how might that be addressed?

**Joe Sargent (Director Of Facilities - AASD) 43:54**

Well, that's been that's been funded in the past on other funding issues. We have the DOJ grants. That gets wrapped up into miscellaneous projects a lot of times. Or if we do an office remodel—like we're doing a lot of security upgrades on schools we're working on for the referendum. I don't have anything there, but that's not saying we can't add anything in the future as we go because, yeah, some of the systems are aging, and so next year, when we meet, if we have to start putting money into the cameras or upgrading the infrastructure for that, we will.

**Ed Ruffolo (Board Member) 44:29**

And there's some nice advances in technology that tap for assistance and some things that are—weren't available, quite frankly, just a few years ago, that may be worth looking at as well. Thank you. That's all—

**Joe Sargent (Director Of Facilities - AASD) 44:41**  
vice president will

**Joe Sargent (Director Of Facilities - AASD) 44:42**

—our security guy, he—we share offices basically, so we'll stay in touch with him, and I'll start having him look at that for the future.

**Jason Kolpack (Board Member) 44:55**

I was just going to say, it kind of strikes me that this isn't so much a five-year plan as it is it is kind of a two-year plan. Is that because of all the time that's being spent on the referendum? Or once you have a chance to work with the individual buildings, are we able to plan out further?

**Joe Sargent (Director Of Facilities - AASD) 45:11**

Well, historically, in the past, we've kind of had it a two year to five year—or two-year plan, and then we kind of left it a little bit more generic like is now just because we, every year we walk and certain items or priorities shift during those years. We always had the main big ones, like roofs and parking lots. We're always going to have to maintain those and our heating and ventilation equipment. But it's been left generic because it's not specific projects at the time. So, it does get more laid out once we start meeting with the buildings again. But the last four years have been heavy on....

**Jason Kolpack (Board Member) 45:55**

Yeah, I guess I'm just wondering if the requirement in OE 12 is a five year improvement plan, is that a reasonable expectation or no?

**Joe Sargent (Director Of Facilities - AASD) 46:06**

I think it's pretty typical, right? I think it's reasonable. We just have—this is how we it's been, where we kind of left it generic in case things change. But if we just decide to make it more specific, we certainly can do that and then update that as you go. I think it's hard because—but it's not unreasonable.

**Greg Hartjes (Superintendent - AASD) 46:37**

Joe, can you think of an example of something where we are projecting out, like three years from now, where we can say, all right, and I know in in a regular process, we might have five roofs on a list, but we have priority one, priority two, and so that would be a situation where we probably know this roof doesn't rise to the level of these other three, and so that is going to be more like a four or five years from now. Can you talk—that's kind of what I think Jason is asking about.

**Joe Sargent (Director Of Facilities - AASD) 47:11**

Our roofs are on a—you don't see it here, but our roofs are all on a plan where we kind of look at it throughout the each year. But then what we do is we meet every year during the fall and say, okay, how are roof leaks looking like this summer? Here's where the plan says we need to be at roofs. Here's where our actual leaks are. How are we doing? So sometimes that changes, right? That roof is beyond its age, but it's holding up pretty good, but I got problems over here. So that kind of stuff will switch a lot, but those roofs are extended out. I mean, that's done on a regular basis, gets updated every year. So that's—I guess that's a that's a really good example.

**Joe Sargent (Director Of Facilities - AASD) 47:55**

We know for parking lots, we know what needs to happen. We're catching up really well in our parking lots and playgrounds. So, I anticipate, you know, in five years from now, we're going to be pretty able to pull money off

of that area. So, I mean, we know what schools we have to hit yet. It's just not shown specifically here. We know—like, I know, we have another document that shows our fire alarm systems, the ages of those, our PA systems and the ages of those. So it wouldn't be that—it wouldn't be terrible to put this on here and just present it every year too.

**Ed Ruffolo (Board Member) 48:36**

Just by way of follow up, because I can imagine with the referendum activities we've been very focused on that, and outside of the referendum dollars, of course, budgets are very tight, so I just want to give you an opportunity to let us know, is there is there something out there that were not in the plans just because we don't have time, we don't have dollars to get to it, but we really should, and I want to be—right, we want to be smart about how we spend our money and not leave ourselves a big problem down in the future.

**Joe Sargent (Director Of Facilities - AASD) 49:10**

I see it as us doing pretty well in terms of—you know, I mentioned the roof systems art. You can see it from our leak reports that every year we're getting less and less leaks in our buildings. I know we're catching up on our parking lots. HVAC related, I mean, we've got a lot of old equipment, but we've been able to throughout—I mean, outside the referendum, we've been able to keep up systematically facing boilers and bigger units and air conditioners.

**Ray Przekurat (Executive Director of Operations - AASD) 49:36**

I would just say one of one of the areas to focus on—and Joe kind of brought this up—is evaluation of some of our older buildings like Morgan. You know, he's going to do the study on Morgan to see where we're actually at, what needs to be done with that foundation, what needs to be done with some of the heating and cooling in there. I mean, that's probably one of the bigger things, these aging buildings. Columbus and Morgan and [unclear] are getting to—even, you know, Wilson and West are older buildings that we have to do a lot of evaluation on. West we got a coal bin, we got to deal with coal bins yet and those kind of situations. So, I would say those are the ones that we might get surprises on, like we might have to handle things, and there might be some large dollar items that we need to take care of, but I would say that otherwise, I think it's it's—there's, there's a very good plan with every one of our systems.

**Joe Sargent (Director Of Facilities - AASD) 50:32**

I—it's upgrading classrooms and upgrading like the—when I say that I need lights and ceilings and floors. And I mean, we—prior to referendum, we've been doing that, we started making a focus on that. But, I mean, you're not able to catch up very far, because we do, you know, 10, maybe 10 rooms a year at—prior to the referendum—but that only gets you so far when there's 1000 classrooms so, but I feel like we're able, if something needs to get done, we're able to get it we have historically been able to get it done.

**Ed Ruffolo (Board Member) 51:01**

I know a lot of districts and organizations, public and private, are looking very carefully at their lighting plans because there's so much dollars to energy to be saved by moving to different lighting systems. Can you give me an idea of where we're at? Is that in the works for us, or perhaps you've already been doing that all this time?

**Ray Przekurat (Executive Director of Operations - AASD) 51:27**

So, each one of our buildings are building [...] location. So not only are we replacing lights with LEDs, especially in the new construction, but all of our older parts of the building, they have a five-year rotation. So, they replace all of 1/5 of the building, or 1/5 of the building, they replace all those lights, and then they have a rotation of that. So, we do studies on that to see where we're saving money and the bulb replacement on that. So, we take

the bulbs that are still good, replace them in the other four areas, so there's a constant location of that. But every year, 1/5 our building gets replaced with lighting in everyone.

**Joe Sargent (Director Of Facilities - AASD) 52:10**

And then the transition over to LED, that's a that's a longer process. We don't have a—that that's hard to do because it requires a lot of dollars. Like, just to give you an example, one classroom, just if you're going to replace the lights, replace the ceiling then at the time, you're—it's between 12 to \$15,000 for one room. So, and you can [unclear] when we do the work, but we're only capable of doing so many rooms. So, a lot of times that's gonna get done.

**Joe Sargent (Director Of Facilities - AASD) 52:44**

So, it My biggest fear is 10 years, 20 years from now, and what LED lighting is and—like now, Ray said, we can just replace [unclear] and it's done. It's done super cheap, but to replace an LED light, you gotta pull the whole light, replace the whole light, and then it looks like—these aren't LEDs, but I would replace that light. Well, that light 10 years from now is going to look different than the rest of them. So then at what point in time we make that switch over, and you're replacing everything again? So that that is a fear in the industry. LED lights save a lot of money energy-wise, but it's—there's still a big cost upfront, and we're working on it. Like North—we're probably about, I'd say, two thirds of the way done with North. We've been sinking a lot of money into North because you can't buy those. When those lights break at North, you can't, like, buy anything to fix them anymore. So, we've been slowly sinking about 80—prior to referendum, about 80 grand a year into North just to get those done. So, in several years, we'll have North done, which will be a [humor that's a big facility so]

**Ed Ruffolo (Board Member) 53:49**

And certainly, one of the advantages of being slow is it's a little slower going in then it's a little slower—they're not all going to burn out at the—suddenly you don't have a seven-figure investment because all the lights are burning out across the districts. But thank you. Any other questions? Gentlemen, thank you very much for the information.