

MACS Facility Update

October 19th, 2016

The new music room has been completed and looks super nice. There was hesitation at one point about the HVAC unit on the rooftop because it was operational. However, after some discussion it was determined that it was too much of an unknown item and that the cost of operating it for this one room was probably going to be 10 times as costly compared to using the wall unit. So we completed the room with the compressor located on the outside wall. Bob Hughes and his crew were very good to work with and accommodated some changes without squawking about it. I personally am happy with their work on this project.

The Upper roof has been repaired twice for leaks since the warranty has been transferred to Albert. Both times Carlisle Roofing covered the expense of the repairs. Hopefully this is it for the upper roof.

The Lower-lower roof had also leaked after it was totally removed and a new roof put on. The roofer determined that it was a valve/tubing on the HVAC unit located above the teacher's line where the sealant was gone. He was going to request that they repair it. When Joe Spain came for a walk through with Amy and I, Joe and I went on the roof and he looked at it as well and agreed. It is not repaired yet but we are finding out when it will get fixed.

We had the sprinkler systems inspected, as we should each year, at a cost of \$400 and we passed just fine. The same company also turned down the 6 sprinkler heads in the music room at a cost of \$1,000.

The A/C in the Electrical Room had been looked at because it was not operating, they determined that it was a control board that was failing. They got a new control board and installed it, but it still did not work. It was at this time that while I was there with them that they told me the unit was manufactured in 1994. If they had told us that in the beginning I would not have gone forward with any repairs on it. They discounted the invoice by \$672, the cost of the board. However, I am still in discussion with them on the remaining \$1600 invoice because I feel that they should not have spent so much time trying to get it running knowing it was so old. We will see what happens there. We then received another invoice just a couple days ago for another \$1,582 for filters and a control board. Labor on this bill was \$924. I am investigating what this is all about. I have my thoughts on it, but need to confirm.

As far as the unit in the Electrical room we are looking at replacing it with either a unit that I own from my house that would be more than able to handle the size rooms, or having someone tap into a duct close by and duct it into the room. The unit from my house would be donated so there is no cost for that, but there would be a cost to fit it into the space where the old one was. Not too much and Bob Hughes can handle that little project as well.

The fire extinguisher still need to be inspected and I have a call into BK Systems for that. They were the ones to install them and service them last year. The fire department will be doing their walk through inspection at some point soon also.

We had Stanley Elevator inspect the elevator and that passed also without any issues except for the door handle on the elevator room which needed to be changed and Amy had Mike our cleaning guy and handy man take care of that. Any issue of a burning odor emanating from that room is also being looked at and Amy can talk more about that.

Presented by Dick Gagnon 10/19/16