

ILLINOIS VALLEY PUBLIC TELECOMMUNICATIONS CORPORATION

Building/Grounds - Committee Meeting

Thursday, October 17, 2024 – 9 AM – WTVP Executive Conference Room

AGENDA

1. Call to Order
 2. Review and Discuss Bids for HVAC
 - a. ENTECH
 - b. MSI
 3. Review and Discuss Bids for front-hand railing repair
 - a. Otto Baum
 - b. Mid-Illinois Company
 - c. Zobrist Construction
 4. Review the list of possible capital projects.
 5. Discuss property to the west of WTVP (road and parking spaces)
 6. Adjourn
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MEETING MINUTES

October 17, 2024

Committee Chairman Bachman called the meeting to order at 9:05 am. A quorum was present.

In-person: Jim Bachman and Chet Tomczyk

Via Webex: None

Staff present: Alex Ferrel, Jenn Gordon, Steve Hobbs, Mark Lasswell, and Todd Pilon.

Guest: Lauren Danzeisen, Entec

Meeting Summary:

- **Front-Hand Railing Repair**
 - Two bids were received for the railing project, from Zobrist Construction and Mid Illinois Company.
 - Both bids propose a recoring of the railing, rather than using epoxy and bolts.
 - Prairie State Iron also provided a bid, but they did not work with concrete and suggested an alternative solution.
 - A decision was made to proceed with Mid Illinois Company once DCEO grant money is received.
- **HVAC Bids**
 - The team is trying to find a solution to the corrosion issue in the system without having to do a full flush.

- Adding an additional additive and regularly testing and treating the system is recommended moving forward.
- The system currently has air pockets that need to be addressed by adding air vents to ensure proper filling.
- Moving some components of the system inside for better protection should be further investigated.
- Consider consolidating the hot water system into one tank for easier maintenance.
- Switch to a web-based control system like Delta Controls to eliminate security risks and outdated software.
- The CO2 control system can save up to 17% in energy costs and pay for itself in three to four years.
- The system calibrates the amount of outside air based on the number of people in the space, saving energy.
- CO2 sensors can save a lot of money and qualify for rebates, but engineering fees may apply.
- The project timeline is flexible, but downtime will be required during installation.
- Entec is proposing an additive alternative to the glycol flush and has more confidence in moving forward.
- Entec has been a good partner for the past 20 years by providing excellent customer service.
- The full quote from ENTEC, including the dose control update and CO control piece for humidity, is favored.

Action Items

- Confirm the timeline for completing the project with the state
- Discuss how to prevent people from using the railing in its current state and potentially causing damage
- Determine the timeline for completing the work and ask the contractor for confirmation
- Consider conducting a yearly water quality test to ensure ongoing maintenance of the system
- Evaluate the need for additional chemical treatment in systems with straight water
- Consider installing air vents in the system to improve operation and prevent corrosion
- Discuss with the engineer about moving power into the equipment room
- Investigate the possibility of putting a covering over the area to keep rain off the pumps
- Determine if the system can be moved inside and the pros and cons of doing so
- Consider adding a contingency in the pricing for potential increases in material costs
- Determine if the project can be done prior to the release of funding from the state
- Obtain a bid from someone experienced with the system for a clean and flush

- Discuss service contract options with Lauren
- Follow up with Ryan about the strainer for air handler six
- Forward the letter from Ten Search to IT for printing
- Email the review of the capital projects list to participants
- Contact the city manager for an update on the road on the west side

The meeting was adjourned at 11:02 am.

Minutes submitted

by:

Mark Lasswell
WTVP staff