

EFMA ZONE -3, 6 MEETING

November 3, 2017

Meeting Minutes

Matt Lindgren, Wade Simlik, Stefan Young, Scott Thomson, Dane Mortensen, Dave McLuskie, James Warburton, Barry Bepple, Travis Elwood, Robert Gudbranson, Marcus Loewen, Greg Porter, Alex Telford, Nino Maletta, Bonnie Zarikos

Opening discussion – New faces, hello and welcome James in Prince Rupert, Stefan in Smithers, Scott in Quesnel, David in PG.

Barry Bepple – Graphics overview of Duchess Park facility now 7 years old. Then we toured the site. Gold Leaf Standard, Geothermal heat, rarely uses natural gas. System monitors amperage and when using roughly 400A it switches over to NG. Geofield is in the parking lot, 100 ton capacity. Heating loop is 2 circuits, primary circuit supplies AHU's with low temp coils, secondary supplies mechanical heat pumps throughout the building that serve each classroom. Electricity is very green but very expensive. 300 gal/min water flow.

Building has a demand ventilation system. New Kelly Road will have Belimo 6 way valves and 4 water lines to each coil. Teachers can adjust set points a few degrees, 1 degree dead band is changing to .5. Slab heating has its drawbacks, must be insulated extremely well below. Radiant energy heats the objects in a room which in turn heat the air. Duchess Park roughly 120 kwh/yr, not great but not bad when benchmarked with other similar sites. Energy items include triple glazed windows with fiberglass frames, new rocksol product, peel and stick, seal the building. Kelly Road will have heat recovery on all building exhaust. Water Analysis is vital in a heat pump system. VFD's are being used as expensive soft starts, make sure you have a control strategy, put electrical panels in the walls, don't create a wasted room. Ensure serviceability of equipment when designing systems. Plan for .75w/sqft for lighting in your new design.

Allan Kavanaugh stopped in and provided a SPP update. SPP is going for RFP in the spring. In 2008 the government stopped funding shop, playground, science lab and hazardous area inspections. We would like to see risk management funding at a ministry level. Not another line in the AFG. Ministry would need to see measurable progress. Allan is meeting with Andrew to identify major areas of loss, not targeting rare occurrence areas. Possibly a new funding model for schools coming in 2019. The best funding model would be to remove Facilities from the Boards discretion and report directly to Victoria.

Absence management. Doctors note immediately, 3 days or a pattern. These individuals need to be contacted. In Richmond it seems to be older people with larger work zones so they are tiring out. HR wellness program isn't working as the program has had a revolving door. Habitual sick time users are exhausting to management staff. Do we use contract services when the spare list is exhausted?

Working alone policy. "Check in line" workers call in. Same system as alarm company. Internal bells ring to remind them.

SEP funding requests, who is doing what..., Lead pipe replacement, ACM not being approved, Radon funding, building automation controls, lighting, building envelope not funded, gender neutral washrooms.

Contractor/consultant issues. Everyone is using the same consultants, they are stretched too thin. Planning time is too short due to funding. More time is needed for project review, Barry and Nino are telling consultants what they want and basically they are putting on paper. Managers are basically designing the systems. We must be heavily invested in each project, ensuring accountability going forward... Hold back and reject payment if needed. General contractors are being asked for weekly look ahead schedules and there are monthly site visits and sit down meetings with all parties involved to ensure everything is on track.

Purchasing. There are issues with the purchasing system. Costs are inflated, we are not supporting local economy, doesn't seem to be cheaper.

Congratulations Cathy Whalen on being the new Northern rep for SSABC!

Please respond to Zone reps when emails go out.

New boiler inspector in PG area is being challenging. Estops for boiler plants are being moved into the hallways. Use the online form to challenge the inspection.

Water wells, must register and pay for water use.

Next meeting date is April 20th, 2018. Alex Telford will be hosting in Williams Lake.