

# KAY COUNTY PUBLIC BUILDINGS AUTHORITY

Post Office Box 450  
Newkirk, Oklahoma 74647

Tuesday, October 31, 2023

## **Special Meeting**

10:00 a.m.

Newkirk, Oklahoma

The Trustees of the Kay County Public Buildings Authority (PBA) met in a special session at 10:00 a.m. on Tuesday, October 31, 2023, in the Kay County Administration Building, Commissioners Room, in Newkirk, Oklahoma. Notice of the meeting was posted for public information on October 26, 2023, at 11:30 a.m. at the Commissioners Room, west entrance of the Kay County Administration Building in Newkirk, Oklahoma, and on the Kay County Website.

Chairman Jason Shanks called the meeting to order. Trustees: Shane Jones, Vice-Chairman, present; Jeff Kreger, Member, present. Others present were as follows: Marilee Thornton, Kay County Court Clerk; Tony Talerico and Ryan McIntosh, KSB Enterprises; David Bayhurst and Ian Kuhn, Kuhn Mechanical Inc., Tammy Reese, Secretary/Kay County Clerk.

Motion was made by Jones and seconded by Shanks approving the special meeting minutes of October 30, 2023. Motion carried: Kreger, aye; Jones, aye; Shanks, aye.

Proposal-Hydronic System Upgrades to the HVAC System: Ian Kuhn, Kuhn Mechanical, Inc. stated the hydronic pipe was not a part of the initial contract work; he said the piping was degrading and if used as it is there could be lots of leaks. Trustee Shanks asked if the pipes were damaged in the demolition. Ryan McIntosh, KSB Enterprises, said the pneumatic system was defunk and not in good operation. David Bayhurst, Kuhn Mechanical, said the pneumatic system that has been around since the 1930'-1940's is being replaced by the DDC (dedicated digital control) system. Tony Talerico, KSB Enterprises, said that redoing all the pipes would make the unit more efficient. Kuhn said the intention was to use the existing pneumatic system but there are too many issues and what we are proposing would be an upgrade to the system to be able to identify different zones and allow remote viewing. Shanks asked if Kuhn Mechanical would monitor for two years; he said yes and it would be under a one-year warranty with the manufacturer. Kuhn told the board it would be costly to repair if not taken care of prior to occupying the building. Court Clerk Thornton asked if this price included the two-year monitoring and asked if they would fix any problems. Kuhn said the warranty is not a part of the monitoring but on the control system and equipment; he said the monitoring is more for the maintenance staff, and said some problems could be fixed from off-site. Shanks said the county has a maintenance contract with Kuhn Mechanical. McIntosh said the warranty is from the substantial completion and Kuhn said when the equipment is actually started up is when the maintenance agreement begins. Kuhn said the chillers are five years old so they are not in warranty, but anything we install will be under warranty and this is covered in this proposal. McIntosh said hydronic piping from the first floor up is being replaced and noted this proposal will clean up the remaining piping and chiller/boilers. Talerico said these valves will allow the pumps to work more efficiently. Kuhn added the valves will allow the system to run efficiently and not put too much of a load on the new equipment. Kuhn reassured the board by saying they would make sure the system is upgraded and will function at its best to prevent future problems. Thornton asked if this would delay the move-in date; Talerico stated the anticipated move-in date is March 2024.

Motion was made by Shanks and seconded by Jones approving the following Proposals from KSB Enterprises: Proposal-Hydronic System Upgrades to the HVAC System, Change Order No. 7 in the amount of \$213,244.00, to be paid out of the ARPA funds. Motion carried: Kreger, aye; Jones, aye; Shanks, aye.

There being no further business, a motion was made by Shanks and seconded by Kreger to adjourn (10:16.m.). Motion carried: Kreger, aye; Jones, aye; Shanks, aye.

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Approved this 13<sup>th</sup> day of November 2023.

TRUSTEES  
KAY COUNTY PUBLIC BUILDINGS AUTHORITY

\_\_\_\_\_  
JASON SHANKS, CHAIRMAN

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SHANE JONES, VICE-CHAIRMAN

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JEFF KREGER, MEMBER

ATTEST:

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TAMMY REESE, SECRETARY-TREASURER/KAY COUNTY CLERK  
KAY COUNTY PUBLIC BUILDINGS AUTHORITY  
(SEAL)

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