

Facilities Committee Update

July 25, 2012

- **Demand Response & Energy Update**

- Support Services committed to \$25,000 in saving by adjusting temperatures by two degrees for the 2011/12 budget year.
- Support Services has taken special interest in energy savings but Luther Lutz and Sean McKenna should be commended for going above and beyond over the past year.
- Every room's temperature can be checked on a daily basis through Sean's refinement of technology installed during the 2006 Energy Contract.
- Staff are frequently challenged, but hold their ground on requests to adjust temperatures.
- On a monthly basis overall usage is monitored and compared to prior years.
- Blips in any data are investigated with appropriate repairs or adjustments being made.
- As a result of the focus, after adjusting for degree days the district saved approximately 9% on energy consumption. Savings total more than \$75,000.
- SLSD is receiving monthly checks from Hess for our participation in Demand Response. A practice curtailment is expected late this month or early in August.

- **JPL Intermediate School Lighting**

- Most lighting at the JPL Intermediate School is controlled Lutron, energy harvesting lighting.
- Since installation there have been random problems with the system.
- I must give credit to Lutron. They have stood behind their product and are ensuring SLSD is happy with the performance.
- After construction all bulbs were replace, systems reprogrammed and many controllers replaced.
- The problem has been identified as being the ballasts and switches. Lutron is in the process of replacing 639 ballasts, 70 switches and 2025 bulbs at a total cost to them of \$134,029.

- **Tennis Courts**

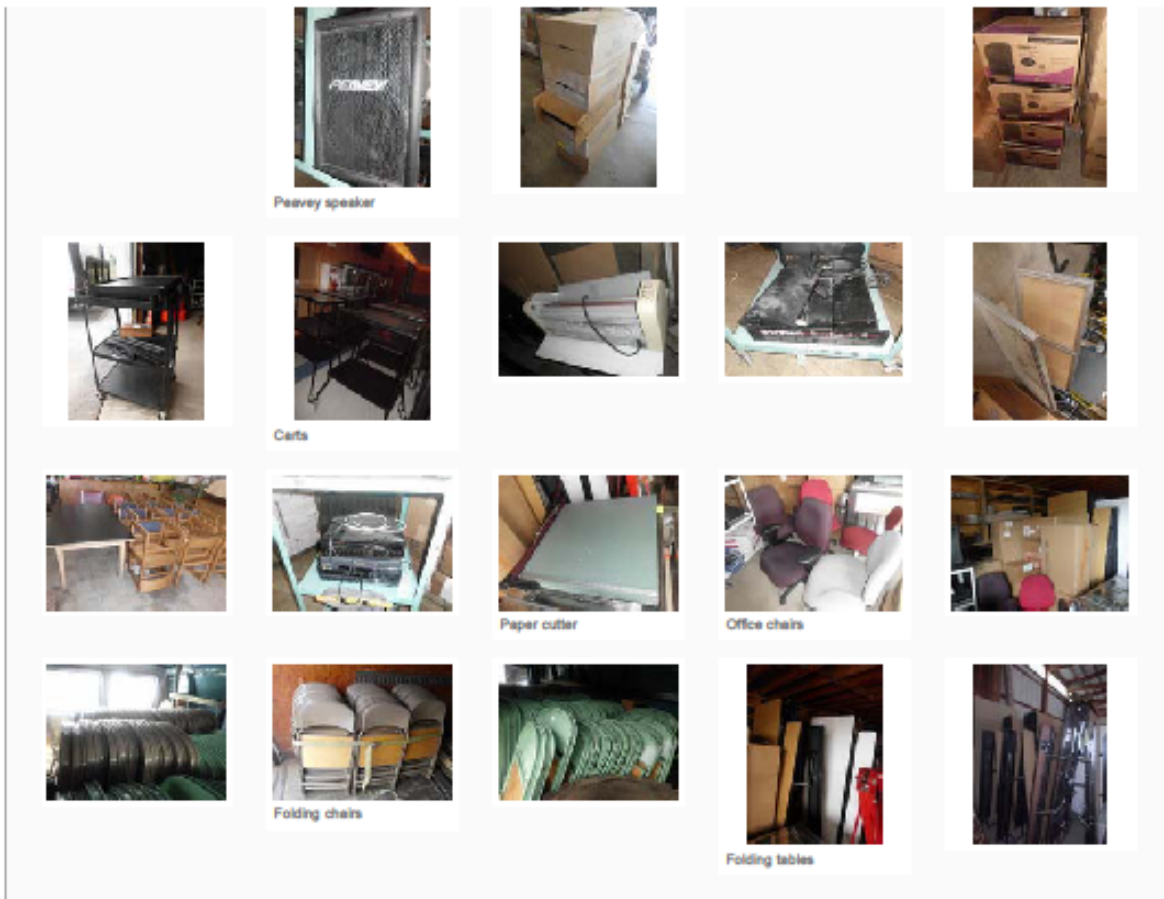
- Tennis Court occupancy was received July 24, 2012
- Punch list items remain.
- District to install shrubs along roadway.
- Erosion controls must stay in place until 70% growth is established.
- SLSD will apply for an occupancy wavier from Upper Saucon Township. Total cost for the wavier should be approximately \$1000.
- Contractor was seeking change order for a number of improvements and changes required surveying issues. These costs were estimated in excess of \$5,000*
- District notified contractor that liquidated damages would be assessed beginning on July 1, 2012.*
- * Both parties in agreement that additional charges will not be pursued.
- Center railing was a mistake made by the engineer. The engineer is absorbing at a cost of approximately \$10,000.
- Project Costs
 - Contract \$264,750.00
 - Change Order \$32,336.15 (Plumbing and ADA Requirements)
 - Professional Services 14,191.00 (\$22,000 approved by School Board)
 - Permits..... \$2,890.00
 - Total..... \$314,167.15

- **HS HVAC**

- Demo is complete.
- Ductwork is being fabricated.
- Ductwork to be installed week of July 29, 2012.
- Carpentry work to begin after ductwork is installed.
- Project complete by August 15th*
- * Rooftop mechanicals may not be installed. Back ordered from manufacturer. Delivery and installation is anticipated before school. Use of area is possible without mechanicals.
- Contractor requested a change order in the amount of \$4,376 for discrepancies in ductwork. SLSD pulled refinishing or cardio floor to offset the change order. The cardio floor is covered by rubber mats at all times.
- Contractor found disconnected fire detection wires in crawl space from the 2003 construction. Maybe a change order but contractors are being questioned because the fire detection system is inspected every year.

Auction

- District Auction is scheduled for Friday, July 27, 2012.
- Greg Somers will be the Auctioneer. He was the Auctioneer for the 2007 auction and the only auctioneer interested in an auction of this size. He is a district resident.
- Advertising is in the Morning Call, Penny Pincher, Auctionzip.com and some other small publications.
- Some equipment and material pictures follow.





Asplundh wood chipper



1987 Chevy van



Gravely ProMaster 400 riding tractor



72" deck



Simplicity snow blower



Troy-Bilt walk-behind mower



Senco warming/serving station



Floor buffer



Vacuums, Scrubbers



- **High School Sewer**

- Insurance paid more than \$38,000 for remediation of sewer backups.
- Contractor found buried standpipes that were possibly the cause of the backup.
- SLSD staff repaired and poured concrete slab.



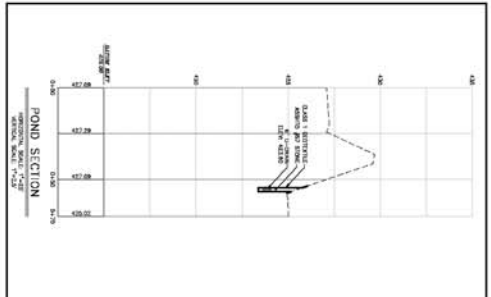
- **Camp Meeting Runoff**

- The Rain Garden designed to address the camp meeting runoff is complete.
- Upper Saucon Township has approved and signed off on the permit.
- Per calculations based on the Geo-Tech study of 2006 the rain garden was to empty every 36 hours.
- A rain garden is to be taken over natural plan materials including trees and shrubs.
- Approximately 18" of water remains in the pond at all times.
- Revised options were considered - Attached.
- A soil scientist was brought in to inspect. Reported half the soil is not conducive to drainage but a number of factors point to greater issues.
 - It does not appear there is any evaporation.
 - Half the basin and the base are likely in good soil. There should be some percolation.
 - Other community properties are experiencing problems with rain gardens.
 - Water issues across the campus. Sidewalk, paving, track.
 - A tree from construction was pulled last week. The hole was very wet.
- Engineers will not guarantee any potential fix. They provided options from most likely to succeed to least likely.

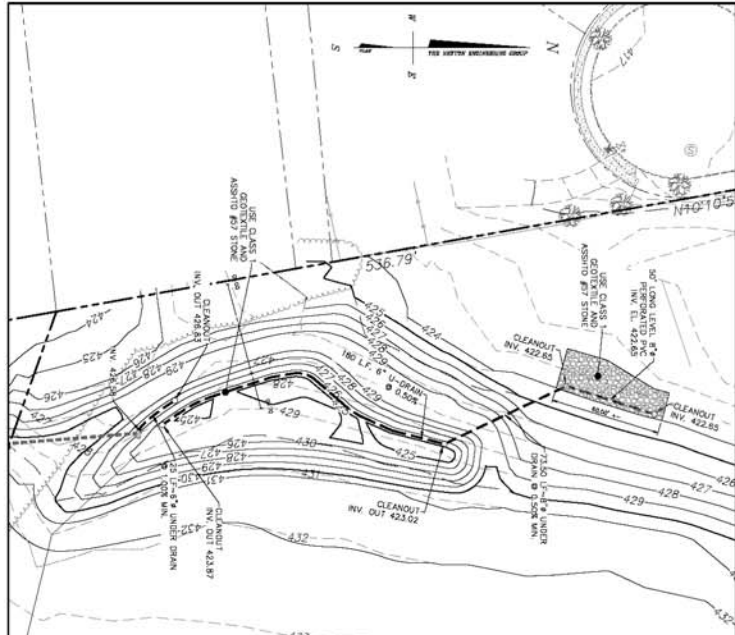
Recommendation:

- Observe for one year to see if it ever dries.
- Pump occasionally to ensure water does not stagnate.
- Plant willow trees. This idea was discussed with Barry Issett. When willow trees take over they will likely drain pond quickly. They will also loosen soil.
- Install fence. Even if this functioned properly a fence would be recommended. 36" of water remaining for 3 days or more would be a safety issue. All other distension basins on district property have fences. The cost would be less than \$8,500 from ProMax. Proposal dated June 25.
- Review in one year.

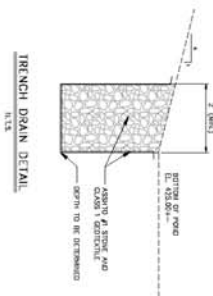
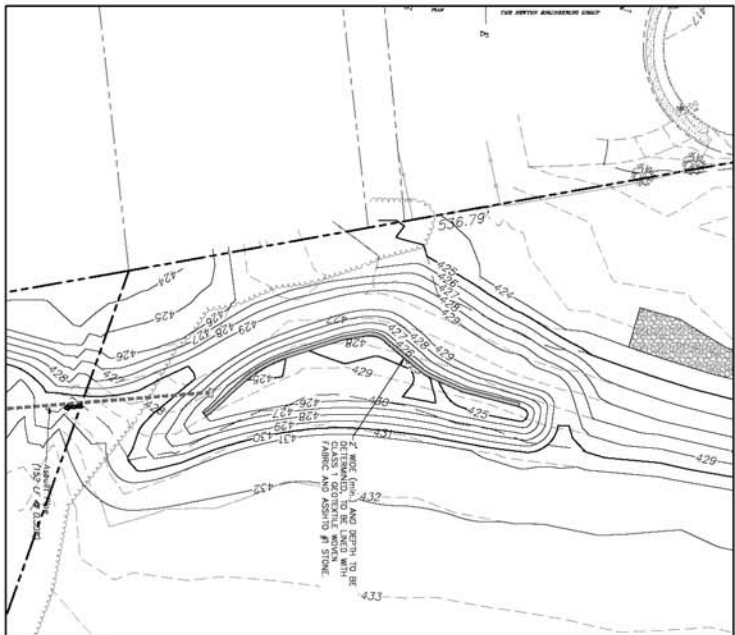




OPTION B - U-DRAIN OUTLET
 SCALE: 1"=2'-0"



OPTION A - TRENCH DRAIN OUTLET
 SCALE: 1"=2'-0"



TITLE SOUTHERN LEHIGH INTERMEDIATE SCHOOL RECREATION FIELD STORMWATER EXFILTRATION OPTIONS PLAN	CLIENT SOUTHERN LEHIGH SCHOOL DISTRICT 3745 PRESTON LANE CENTER VALLEY, PA 18034	PLAN PURPOSE AND LIMITATIONS ON USE THESE PLANS SHALL NOT BE USED UNLESS THE USER ACKNOWLEDGES AND AGREES TO THE CONDITIONS OF THE PLAN ON USE. AS PROVIDED ON SHEET 3 OF THIS PLAN PACKAGE.	DATE: P.M. G.S. CAD01 REVISION:
LENOX SAUCON TOWNSHIP LENOX COUNTY, PA © 2011	Newton ENGINEERING Traffic, Surveying & Development Professionals	25 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 1"=25'	10 20 30 40 50 60 70 80 90 100

- **Penn Builders**

- Penn Builders has submitted their final pay application.
- Payment closes out the Joseph P. Liberati, Intermediate School Project.
- Penn Builders was notified in 2007 that liquidated damages were being assessed for landscaping issues.
- Penn Builders stood behind their work and went above and beyond to satisfy the district after project completion.
- Breslin's office audited and approved the billing.
- Contractor Finances

Original Contract	\$21,402,000.00	
Change Orders	\$224,742.15	(Allowance Adjustments)
Paid to Date	\$21,291,919.00	
Amount to Close	\$334,822.15	(Final Billing)

- I recommend final payment to the contractor.

- **Breslin**

- Breslin's final invoice totaling \$7,354.89 was received. This Closes out the Architects contract for the JPL school. This invoice covers 2011 and 2012 closeout.

- **Intermediate School - renaming to the Joseph P. Liberati Intermediate School**

- Incorrect letters were installed on building. Contractor admits error.
- Some staff like the appearance of the incorrect letters.
- Contractor will replace with matching letters at no cost.



• Accessory Structures on District Property

Proposed Process:

1. Proposal for the structure would be submitted through the Athletic Director.
 - Group to complete a standardized request form.
 - Athletic Director would approve or reject based on need.
2. Administration would review need and options.
 - Administration would approve or reject plan.
3. Approved plan would be discussed with Facilities Committee.
 - Facilities Committee would approve or reject plan.
4. Support Services Director would apply for a Zoning Permit with Upper Saucon Township.
 - Township would approve or reject plan
5. Group would facilitate engineer's drawings and calculations for building and other permits.
6. Support Services Director would apply for a building permit, grading permit and other requirements.
 - Township will reject, revise or accept plans issuing a permit.
7. The structure can be purchased.



Recommendation/Discussion:

Determine groups permitted to erect structures.

Past requests from:

- Booster Clubs – sports equipment storage
Need based VS convenience
- Booster Clubs - Concessions
- PTA
- Club Sports
- Youth Sports

District Standards

- Color Scheme
- Style
- Placement
- Size
- Construction Standards – slab ADA, structure
- School Requirements – lead, asbestos, insurance
- NOTE – UBC standards for commercial structures
email and zoning requirements

Costs

- Zoning Permit 8 to 10 hours
- Permit submission and Coordination 15 to 40 hours
- Painting, upkeep and general appearance
- Ground Hogs
- Removal
- Overseeing approved use

Contract/Agreement





- **Building & Grounds Update & Plan Recommendation**
 - Summer preparation is proceeding nicely – The amount of work completed by a staff here at SLSD is impressive and far above that of other districts.
 - Ohio Casualty inspected all buildings. District corrected all priority recommendations. Home grandstand side rail does not meet current code requirements and is considered a safety issue. Barry Isett will be hired in two phases totaling a maximum of \$2,320 to review structure then design fix.
 - Storage and condition of storage buildings continues to be an issue.
 - Examining Hopewell for deficiencies with a long term capital plan in mind. Paving, electric, plumbing, kitchen, and finishes have been identified. Built 1970.
 - Examining Lower Milford for deficiencies Paving, roof, plumbing have been identified as deficient.
 - Consider a working committee and or feasibility study.

- **Lower Milford Water (sewer)**
 - Southern Lehigh School District received a certified letter from the DEP stating that SLSD did not apply for the sewer permit in a timely fashion. Therefore our permit will expire. In addition, we were in violation of our Fecal Coliform sample in April.
 - This was reported during a Lower Milford Township Meeting. As a result many understood all of our buildings could lose the DEP license.
 - There was another spike in Fecal Coliform last month. The problem appears to be the closure of school. Steps are being taken to correct.
 - The DEP indicated we should not have any issues with permit renewal since we are a well-run facility.

- **High School Security Cameras**
 - High School security cameras are being replaced.
 - This is a planned replacement of outdated technology.
 - Cameras will be installed to monitor visitors between the main entrance and office. Security recommendation of posting person with controls or monitor with camera as per the PA Auditor General Safety and Security Audit.
 - High School Admin and Resource Officer are requesting cameras for the cafeteria. Installation of these cameras would be less than \$1200.
 - Administration is seeking approval for installation of cameras in the High School Cafeteria due to a recent increase in food fights and associated difficulty in identifying students.

- **Other** – Summer projects of larger scope: discuss as needed
 - Gym Floors & HS plan
 - Playgrounds
 - Hopewell Sign & Electric
 - Insurance Inspections
 - Scrubbing Robot
 - Greenhouse Courtyard

VI. VISITORS' COMMENTS

VII. ADJOURNMENT

