

**Facilities Committee Meeting  
Central office  
January 23, 2013  
*Minutes***

**I. OPENING PROCEDURES**

A. Time- *Call to Order 4:00pm*

B. Attendance - B. Steltz, J. Lindsay, L. Christman, J. Melber, S. Hafner,  
T. Bergey, S. Knoll

**II. APPROVAL OF MINUTES OF November 28, 2012**

**III. PRESENTATIONS / REPORTS**

**IV. CURRENT BUSINESS**

**Liberty Bell Playground**

- Liberty Bell's playground is small with a number of safety concerns. This is the oldest playground in the district. Repairs have been ongoing but parts are becoming increasingly difficult to purchase and many are considered unsafe with new playground requirements. Photos below are of the existing playground.
- The Liberty Bell community has been fundraising with a goal of playground replacement. Sam Hafner was present to represent the parents' group at Liberty Bell. He shared with the group that they have raised \$21,250 towards the total project cost, not to exceed \$45,000 for the new playground.
- Installation of a new playground is anticipated for the summer of 2013.
- The committee recommended that district funds be used for the remainder of the cost, not to exceed \$23,750.



## Demographic Study

- Review: Hopewell and Lower Milford require extensive repair. A demographic study was recommended to identify future needs.
- Prerequisite for search
  - Not a building architect – Concerned special interest for work. Report would likely favor construction.
  - Company specializing in public sector – Private sector “retail” has greater focus on exposure, dollars and spending patterns of the area. Where are dollars being earned – Where are they being spent. What is traffic flow and accessibility? What are ages of consumers? Private demographics are a bit more specialized around ZHA data. Costs in the \$35,000 to \$100,000.
  - Consider strictly GIS number crunch vs. municipality interview.
- Seven firms were researched. T. Bergey’s recommendation is to hire either Dejong Healy – Dublin OH, or Thomas Comitta Associates – West Chester PA

### **Thomas Comitta Associates - West Chester, PA**

- **History:** 35 years of experience with municipality planning.
- **Pros:**
  - Understands and incorporates municipality planning into study.
  - Active in district interviews.
  - Bring together district and municipalities.
- **Cons:**
  - No school district experience
  - Six month development
- **Cost:** \$19,865

### **Dejong Healy – Dublin, OH**

- **History:** 7 years experience of demographic experience.
- **Pros:**
  - 100% focus on public schools
  - Familiar with Pennsylvania Schools
  - Professional Report
  - 2-3 week turn around
- **Cons:**
  - Limited interaction with municipalities.
  - Remote – work by phone
  - 2-3 week turn around
- **Cost:** \$7,750 plus \$1,500 per day expense and \$1000 trip. Skype presentation option.

- Discussion occurred comparing these two companies. Committee decided to recommend Dejong Healy, LLC, in the amount of \$7750.00. We plan to use Skype for communication and presentations. If personal attendance is necessary, there will be additional costs of \$1500/day and \$1000/trip.

## **Act 129 – Middle School Chillers and Needed Upgrades**

- Chiller replacement and upgrades are being considered as part of an act 129 project. The advantage of act 129 is that School Districts have greater flexibility with contractor and equipment selection. Too often we are forced to proceed with lowest cost. This most often leads to higher costs in energy and maintenance.
- Project Being Considered
  - **Base proposal** – A: Replace middle school chillers, balance building, budget for repairs. B: Generator power to server room and communication room at HS.
  - **Alternate 1** – Install generator at Central Office for technology and heat. Allow building to remain open in emergencies
  - **Alternate 2** – Generator power to offices and technology at HS, MS, IS, LB. Lower Milford and Hopewell not being considered at this time. HVAC is not possible at this time.
  - **Alternate 3** – Install VOIP in the HS, MS, IS, LB. More research.
  - **Alternate 4** – Contractor identified energy efficiencies with 7 year or less payback.
- Considered and have gone the path to work with Contractor to develop specifications. Then issue RFQ to three reputable contractors. Chevron, CM3 and Johnson.
- Could be advantages to have construction manager familiar with Act 129 involved. Considered Phil Maury and Provident Energy, we have made the decision to hire Provident Energy as the construction manager firm.

## **Carpet**

- Middle School Auditorium carpet must be replaced
- Many other areas were budgeted for replacement this summer
- Carpet squares are planned. Used in high traffic commercial buildings and gaining traction in schools.
- Ease of repair. Slightly higher installation cost but greater long term savings.

## **Truck**

- 1985 stake body truck is scheduled for replacement this year.
- The truck is used for cindering and plowing as well as year around ground work.
- Planning to purchase Ford F350 crew cab stake body.
- The crew cab is new to the district. Maintenance does not have any means to carry more than a driver and passenger.
- Cost is expected to be \$40,000 under state contract.

### **Storm Damage - Middle School Insurance Claim**

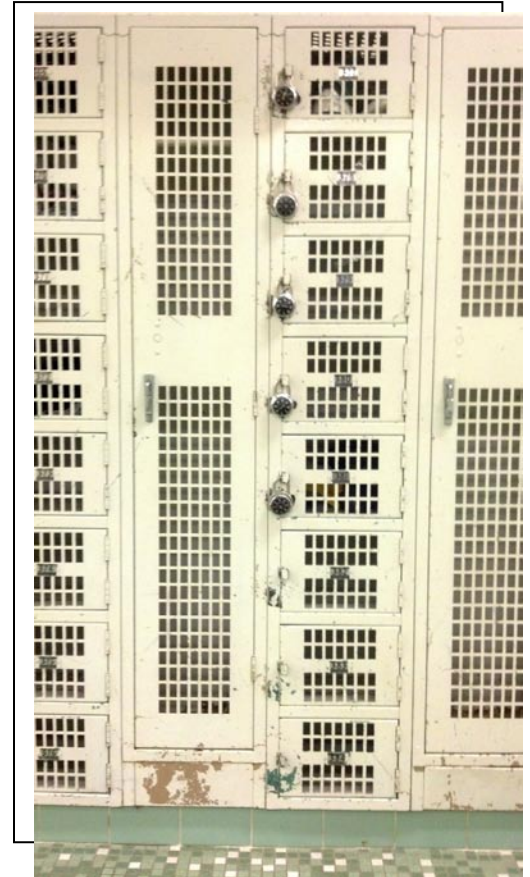
- An Ohio Casualty adjuster inspected and indicated a \$150,000 claim was reasonable.
- At a later date they sent a third party inspector. That person is requiring addition estimates.
- The third party inspector feels the floor can be sanded but much of the useful life will be lost.
- January 18<sup>th</sup>, Ohio Casualty indicated they will be advancing \$50,000.
- In process for replacement this summer.

### **Middle School Locker Rooms**

- The gym lockers in the middle school locker rooms will be refinished this summer.
- Overall they are in very good condition with the major issue being appearance.
- Often poor appearance leads to greater damage.
- Cost for refinishing is expected to be less than \$10,000.
- Expect 15 years before requiring again,

### **Busing Diesel Contract Extension**

- SLSD participates for the bid and purchase diesel fuel with Lehigh County Joint Purchasing.
- The first year of the contract with Mansfield Oil will expire on April 30, 2014. There are two options for one year extensions.
- The County and District Administration are recommending a one year extension of the current contract.



### **Other:**

VI. VISITORS' COMMENTS

VII. ADJOURNMENT            5:00pm

Respectfully submitted by *Susan Knoll*