

**Facilities Committee Meeting**  
**Central Office**  
**March 18, 2015 / 4:00pm**  
***Minutes***

I. OPENING PROCEDURES

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

B. Attendance: B. Merkle, C. Gunkle, L. Christman, J. Melber,  
T.Bergey, S.Knoll

II. APPROVAL OF MINUTES OF February 18, 2015

III. PRESENTATIONS / REPORTS

IV. CURRENT BUSINESS

**New School Update**

- 90% design drawings were released Monday evening, March 17, 2015.
- The land development process which began in September is expected to receive final approval from the township on Monday, March 23, 2015.
- Conservation Approval is expected in early June. This could be a hold up if extends beyond June.
- Schedule:
  1. Bid Advertisement: March 23, March 30, April 6
  2. Pre-bid meeting: April 8
  3. Receive bids: May 7 / opening at 3:15pm
  4. Review bids/alternates with Administration and Board: May 7 – May 11
  5. Award bids: May 11 (board meeting)
- LEED Gold is dictating much on the project. Solar panels, water filtration(trees, shrubs and natural uncut grasses), bike paths, showers, LED classroom lighting, Geo Thermal and low volume toilets are some of the energy efficient systems being included in the project.
- Architects shared colors with the staff @ Hopewell, it was received well.
- Alternate Discussion – please see attached document.

**Stadium Concession Stand – Frozen Pipe**

- A 1½” water pipe in the attic of the concession stand froze and broke dumping approximately 35 gallons of water per minute into the concession stand.
- Total claim \$7,978 plus \$2,306 to relocate all lines outside of heated space.

### **High School Frozen Coils – Room 144 insurance Claim**

- 4 coils broke below library which serves area from office to Library. District staff repaired three and a contractor was needed for the fourth. The fourth may require replacement.
- A coil broke in room 144 which flooded the room with hot water ruining carpet and outside walls. Total claim is expected to be approximately \$20,000.
- A proposal was requested from D'Huy engineering to examine the feasibility of replacing water with glycol to eliminate reoccurring freezing issues.
- Glycol being 30% less efficient is a concern whether coils, pipes and pumps are sized properly of a system with less thermal efficiency.

### **Intermediate School Heaving**

- Heaving of sidewalks has been a concern since construction in 2009.
- The design engineer and district's land development consultant went out of business in 2010.
- In 2009 a Drainage Investigation Report was performed by Borton Lawson. In that report they recommended removing all affected sidewalks.
- Follow up investigations found similar issues occurring under asphalt. Contractors and the Architect felt a drain tile to drain all subsurface water would be a better approach. There was also possibility that a few freeze/thaw cycles would loosen soil and correct the issue.
- The district opted to wait and see if the water would self-correct. An open NPDES permit was a concern if drain tiles were pursued and worse case the district would have to follow through with complete replacement as recommended in the Borton Lawson Report.
- Support Services is recommending that D'Huy review all reports with possible design for drain tiles.

### **Intermediate School Brick**

- More than 60 brick spalled over the 2014/2015 winter.
- Watsontown Brick, Beth Hanover Supply and Breslin have all been contacted to review before meeting to be scheduled in April. Breslin immediately responded with his intent to work with the District
- Discussion on options.

### **Middle School Asphalt and Sidewalk**

- The sidewalk around the main entrance and asphalt around parent drop off has been identified as a problem for a few years.

- A contract with D'Huy in the amount of \$7300 for engineering services will come to the board at the March 23<sup>rd</sup> meeting.
- D'huy has estimated construction costs at \$70,000.

### **Ball Shed & Cinder Storage**

- The shed has been deferred on the long term plan for more than 10 years.
- Foundation walls are bowing, steel is rusting and roof is failing. The garage door rusted through and broke this winter.
- The shed was painted in 2010 but paint will not fully adhere because of galvanizing and many coats of paint.
- Existing shed is 90' x 20' which is not an adequate distance from mound to plate for pitching/batting. A 120' shed would be required to maintain the same functionality with required distances. This does not address the desire for increased cinder/salt storage. Options are being researched.
- Items to discuss – Cinder & salt mixes, equipment, sport use and potential township plans.

### **ESCO Update**

- The project is substantially complete as of February 28, 2015.
- The contractor, CM3 deserves credit for standing behind their products and services. Work is guaranteed for 1 year.
- Systems are all integrated and working smoothly.
- Incorporation into the New School Project.

### **Business office HVAC**

- The rooftop heat pump above the business office will be installed on Good Friday. This is a patch to address the potential of complete failure but it is not intended to address comfort issues.

### **Emergency Systems – Consolidation**

- Emergency Systems are installed into buildings based on low bid rather than by system. Fire and security are often different systems but must communicate to function properly. Most buildings have different monitoring companies because of proprietary systems. The following problems have been experienced because of the different systems
  - Faults have continued for months. Each vendor blames the other.
  - Inability to integrate.
  - Excessive troubleshooting bills.
  - Confusion who to call during an emergency.

- Excessive EMS calls and fees because of multiple codes.
  - Overtime inconvenience from call in of staff.
  - Safety concerns
- Eastern Time, Inc., has been contacted to review our systems and make a recommendation. This will bring all school systems together under one umbrella.

**General Comment**

The snow blower that we purchased this year to put on tractor was a great investment. It was effective clearing district roadways and parking lots and also was able to be used for clearing the snow off of the track and tennis courts.

VI. VISITORS' COMMENTS

VII. ADJOURNMENT: 5:00pm