



**SOUTHERN LEHIGH SCHOOL DISTRICT
BOARD OF SCHOOL DIRECTORS
COMMITTEE MINUTES**

**Facilities Committee
Central Office Meeting Room
April 25, 2012
*Minutes***

I. Called to Order 12:00 noon

PRESENT: J.Dimmig, B.Stelts, J. Bartholomew, P. Mohr, W. Lycett, L. Christman,
J. Melber, T. Bergey, S. Knoll
Upper Saucon Township Representatives

ABSENT: J. Lindsay

II. APPROVAL OF MINUTES OF February 22, 2012

III. PRESENTATIONS / REPORTS

Wedgewood Presentation: Mr. Beil, Township Manager of Upper Saucon Township gave the presentation. Please see separate posted documents for power point and the minutes.

IV. CURRENT BUSINESS

Asbestos / AHERA: A request was received to post AHERA records online. SLSD is in full compliance with AHERA, the required posting appears on our website and is also included in the student packet distributed at the beginning of the year. The posting is below:

AHERA

**Asbestos Hazard Emergency Response Act
Parent / Student Notification – 2011/2012 School Year
To All Parents, Guardians and Employees**

In compliance with the notification and record keeping requirements of EPA's 40 CFR, Part 763.93 (g) (4) Asbestos-Containing Materials in Schools Law (more commonly known as AHERA-(Asbestos Hazard Emergency Response Act), Southern Lehigh School District is notifying organizations and families of the availability of the Asbestos Management Plans. A copy of each building's Management Plan is available in the office of the building, and a master copy of all Management Plans is maintained in the Support Services Department.

The management plan includes: inspections and physical assessment reports, training requirements for the custodial and maintenance personnel, plans and procedures to minimize disturbance of any asbestos-containing materials, and if applicable at your school, a program for regular surveillance and inspection of asbestos-containing materials. Also, every three years, and asbestos re-inspection of the district will be conducted to comply with the AHERA law. Southern Lehigh School District is complying with all regulations in regards to any ACBM (Asbestos Containing Building Material) and there is no need for safety or health concerns relative to asbestos exposure.



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Our AHERA records/documentations total more than ten 3” binders and 3 file drawers. It would be very costly to transfer this information onto the web.

Mr. Lycett suggested that we put an explanation about asbestos on the web site and would like postings to inform the public whenever work/renovation is being done in a building. The district should be doing more to inform the public via the website.

All AHERA documentation and information is available at each of the buildings and master copies are located in Central Office / Support Services. It is not necessary to post on the website.

Camp Meeting Runoff:

The rain garden was completed the week of April 16th. The residents are appreciative, their properties stayed dry with the last rain fall which totaled 3”. The contractor recommended to loosen the soil from the upper fields to promote grass growth.

Intermediate School Closeout:

The completion of the Rain Garden completed all remaining work for the Intermediate School construction.

Penn Builders have been contacted to close out and submit the final invoice. The expected billing is to be not more than \$334,822. This figure includes unbilled “retentions” plus the rain garden change order.

Plancon J for this project can be closed out with PDE.

Tennis Courts – Update:

The contractor had an oversight, railing for the handicap ramp was not ordered.

During the inspection the township identified that the handicap ramp exceeded the 8.3% maximum grade. (Does not meet ADA requirements) Therefore occupancy has been received for only SLSD team practices.

There is a solution that will require additional costs to someone. We are in the process of identifying who is at fault and will be held responsible.

Erosion will be a challenge for which SLSD will assume responsibility.

The courts will remain closed when there is no access to rest rooms. A waiver from L & I will be applied for so that district residence can use courts when High School is not opened.

Temporary Structures:

Booster clubs and community groups are requesting sheds and “porta-potties” be placed on district property at their expense. Sheds would provide these organizations with additional storage and can also be used for concession stands. They also would like access to restroom facilities.

We have denied these requests in the past for the following reasons:



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- Restrooms are available when buildings are open, facility use forms can be submitted to open buildings.
- Multiple sheds on district property might appear cluttered, they would not be uniform.
- Accessibility of all units.
- Upkeep and maintenance
- Township code issues.
- Liability / Hazmat clean-up for overturned porta-potties.

A policy would have to be created to set guidelines for temporary structures.

Middle School- HVAC repair

Last year a barrel and compressor failed, the system was running at about 75%. The barrel was no longer available, chiller replacement estimated at \$150,000 plus compressor at \$36,000. Insurance will only cover the compressor.

HVAC companies indicated no option other than replacement. We worked with a gasket manufacturer to retrofit a gasket and they expect the seal to outlast the chiller. Total cost of gasket was \$6,000. Chillers will require replacement in 5 years or so, we will look into Act 29 energy for additional savings.

Brandywine Transportation

We have been very impressed with Brandywine's management team. They have been proactive in driver recruitment, holding two meetings for current First Student drivers. Their office is expected to open on May 1st, when they can begin the hiring process. (50 applications have been received).

District will continue to do the routing for this school year but will also be actively training Brandywine's management team to take over.

Concerns at this time include getting enough drivers for the beginning of the school year and Brandywine obtaining the zoning approval for a 10,000 gallon fuel tank on site.

Routes must be approved by the school board before cards are sent to families. We would like to get "preliminary approval" for routing in July instead of August due to allowing parents adequate time to make before and after school arrangements for their children.

Intermediate School Lighting

Lighting has been a challenge since the opening of the building. Blinking lights,



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lights turning off, failure of many ballasts and failure of more than 250 florescent bulbs per year are just some of the problems we have been having. Lutron is standing behind their products and the entire system well beyond the warrantee period. The project is being headed by the Vice President of Quality and the Vice President of International Facilities. This summer Lutron will replace all ballasts and switches. This will be extremely costly to Lutron.

High School HVAC Project

The process is moving smoothly. Kickoff and scheduling is expected early in May. Coordination will be required with SLSD technology.

Other:

Mr. Bergery will begin a cost analysis for Hopewell Elementary School. We know that new plumbing is needed as well as roof coating. He will look at the feasibility of "patching" vs. a complete renovation.

V. VISITORS' COMMENTS

VI. EXECUTIVE SESSION

VI. OPEN SESSION

ADJOURNMENT 3:00pm

ATTEST: Susan Knoll Secretary / Recorder