

**Facilities Committee  
Meeting  
High School Committee Room  
June 27, 2016 / 5:00pm  
*Agenda Details***

- I. OPENING PROCEDURES
  - A. Time – Call to Order
  - B. Attendance – B. Merkle, C. Gunkle, K. Parsons, L. Christman, C. Remaly, J. Grice, B. Hambley, T. Bergey, S. Knoll
- II. APPROVAL OF MINUTES OF April 25, 2016
- III. PRESENTATIONS / REPORTS by D’huy Engineering, Inc.
  - Please see attached report
- IV. CURRENT BUSINESS

**New School Planning**

- All new furniture has been ordered, estimated delivery date is August 8. Existing furniture in the district has been inventoried, sorted and palletized by grade level. All teacher’s individual room accessories have been palletized as well.
- Lower Milford Elementary students have been reassigned, letters were sent out in May 2016.
- Hopewell Elementary and Liberty Bell Elementary routing has been completed.

**High School Glycol**

- Administration is requesting pre-approval to bid and award the replacement of water in the High School’s hot water lines with glycol. The bidding window was missed last year and is running late again this year because of priorities with the new school.
- Existing hot water coils freeze on a regular basis requiring repair or replacement. Yearly repair/replacement costs for High School Coils average \$5,000 to \$10,000 per year. During cold periods the HVAC automation is monitored evenings and weekends in an effort to identify frozen coils. Failure to identify will result in a hot water leak and complete loss of a room or multiple rooms. Costs to insurance exceed \$30,000 per room plus loss of that room for a few weeks.
- Advertising is planned to begin within two weeks, bid opening will be late in July, and the project will start and be completed before the heating season. The project is not expected to exceed \$60,000.

Requested agenda to be read at the June, 27, 2016 School Board Meeting.

**The Administration requests pre-approval to award the High School Glycol Project to the lowest bidder for the replacement of water used for heating with glycol. The amount requested will be less than \$60,000 with results of the bid to be reported at an August School Board Meeting.**

## Intermediate School Brick

- Intermediate School Brick began spalling below all limestone coping stones a few years after installation. Multiple engineers and professionals have reviewed. No single reason can be identified to explain the spalling. In 2014, there was a cooperative effort between the Brick Manufacturer, Architect, and Distributor to replace all spalled brick. All committed to monitor, replace future spalled brick and find a solution. Approximately 100 brick spalled between 2014 and 2015. Replacement was scheduled but the contractor did not respond. Approximately 100 additional brick spalled since 2015.
- I have spoken with the Brick Manufacturer and Distributer. There had been a number of calls resulting in commitment for replacement this summer.
- I feel the underlying problem can be pointed to all involved. This may be the reason for some of the delay to resolve the issues. The cause points to one of these three issues: mortar may be too hard, brick faces may not be porous, or flashing may not be installed properly.
- After replacement, my proposed solution will be tested. **White break metal to match the rest of the building will be installed over the coping stones.** There will be drip edge to keep water off the brick which will hopefully resolve the problems. Appearance should be good. Details have not been finalized.

## Track Bubbles

- A concern over track safety was received this spring. I agree someone could stumble or fall but do not feel the concern rises to the level of serious injury or closing of the track.
- The track was installed in 2003. The running surface has an 8 to 10 year life expectancy. Bubbles were first identified in 2011 after which an engineer, architect and installer all review and agreed the problem is a worn out surface with water entering through the surface. Bubbles began to appear again one year after a \$50,000 resurface. The suspect is ground water and a lack of proper drainage. Bubbles are much worse in the spring. The plan was to repair 30-50 bubbles that were appearing on a yearly basis. I estimated more than 300 bubbles developed over the past two years. This number cannot be managed with yearly replacement.
- Approximately 50 bubbles will be replaced this summer and core samples will be taken to identify what is causing the problem. Funds will be from the general budget.
- A plan will follow that could be milling with new top asphalt and resurfacing at a cost ranging between \$180,000 and \$300,000, complete track replacement is estimated at \$800,000+, or some other solution not yet identified.

See attached photos.

## Cinder Shed

- **An engineer examined and provided a report on the Cinder/Batting Shed. That report clearly stated that the shed was unsafe and should not be occupied.** The building has been closed to students and coaches, and is being used strictly for cinder storage.
- Deficiencies were as follows: Roof deck is failing, structure of roof support is suspect from time of construction, multi-use in not permitted, egress does not meet code, exposed and accessible electrical, insulation used is highly flammable and should not be used in commercial application/never exposed, not ADA compliant, suspect mold.
- Demolition will be planned after the New Hopewell is complete with most new building challenges being resolved.

## Indoor Batting Net

- The High School Gym has been identified as the ideal location for a batting cage net with a preliminary review identifying an area just beyond the main curtain.
- The supplier has been scheduled to confirm location and has verified that permits and engineering will be required. Probable cost will likely be around \$25,000. The nets are on cooperative contract which will likely eliminate the need for public bid.
- Storage of the floor mat is a concern that is being researched. A ceiling mounted winch system is being considered but no details are available at this time.
- **Administration is seeking approval to pursue the High School location for the new batting cage net.**

## Middle School Tennis Courts

- The Middle School tennis courts have not been maintained for the use of tennis because they do not meet tennis requirement for slope of surface. The courts were repaired during the construction of the High School Courts as a location for the High School Team to practice. The team did not want to used for practice and opted to go to DeSales.
- Estimate costs for repair or replacement are as follows:
  - Single season repair \$34,200 –
  - Three year warranty repair \$60,450 – note, new cracks will form after first season –
  - Mill & Resurface \$75,000 to \$100,000 - note, new cracks will form after first season –
  - New courts of similar size in same location stabilizing soil - \$750,000
- Existing courts are primarily used for Middle School hard surface play. 8<sup>th</sup> grade PE has tennis in the curriculum. There could be a maximum of 15 days on the courts per year by our 8<sup>th</sup> grade students.
- Approximately 20 other districts were questioned if they have Middle School Tennis Courts. Responses received are as follows:
  - Wilson Middle – Yes but the High School has none. Their high school uses middle School
  - Salisbury – Yes – not suitable for use
  - Saucon Valley – No
  - East Penn – No
  - Northampton – No
  - Parkland – Orefield (old high school yes) Springhouse no
  - Boyertown – one of two Junior Highs
  - Nazareth - No
- Grants: Grants were sought for the High School Courts but the District was not eligible because of requirements for the promotion. I have not fully researched history but I believe there were some bidding and oversight requirements that could not overcome school code. This can be pursued as an option for partial coverage as costs.
- Options for tennis education were provided. Some districts start education in 4<sup>th</sup> grade as a requirement of a grant. Tennis education occurs in the gym. Two district reported their tennis education does not begin until 9<sup>th</sup> grade.
  - **Administration recommends the following based on information from Lancaster Asphalt, a tennis court installer. Seal all cracks with asphalt then coat with something similar to driveway sealer at a cost around \$10,000. Tennis lines could remain for instruction of youth, a sign be added stating the courts are for entry level instruction only; higher level of instruction or competition should be performed on the High School Court**

## List of Summer Projects

### Grounds/sports

Dryject – ceramic drainage \$6,000 per field – Stadium (Usually do 2 but district assists) Broadleaf & Red Thread – Treating fields this week.  
Watering Stadium – Began last week  
Weeds – Planned next week  
Core aerating – Trying to get into schedule – getting too late.  
Concrete Jumping pits – New mats that were ordered were larger. Concrete pad size must be increased to accommodate jumping standards  
Track bubbles  
Middle School Tennis  
DeSales Lacrosse – Lining of 6 fields  
Softball tournament preparing 3 fields  
IS Heaving – Coring curb in an attempt to resolve. Line painting – District wide and new  
Crack sealing of parking

### Buildings

High School Art floor – concrete and  
VCT Replace LB Water Heater -  
\$10,000  
Replace Football Drying Room Garage Door  
Cinder Shed  
Batting Cage  
High School Library – Electric and carpet concerns with change  
Chillers IS – Programmed as water cooled - Likely issue with cooling since start of school  
MS Building HVAC – Old system not capable of advanced programming  
HVAC Schedules – Likely revert to old system. MS Boiler –  
HVAC – Water tests and maintenance  
Clean Lab – MS – adding  
AC IS Brick  
Summer painting – District wide  
HVAC – Physically checking every room and piece of equipment for proper operation district wide  
Glycol  
MS Asphalt & Concrete – In process – one concern resolved – three to four weeks  
Lower Milford water pump  
DEP concerns with Lower Milford  
Change to water testing at Lower Milford – Suburban water  
Shutting down sewer plant and maintain permit – Cawley  
Managing summer staff –Career Lin

### Transportation

Non-public schedules and Act 372 forms, student entry  
Working with Brandywine on routing – creating new routes to accommodate the closing of LM, assigning students from Lower Milford to either HW or LB  
Balancing Enrollments as new students enter District  
Assigning Kindergarten students  
Preparing for state reporting.

## VI. VISITORS' COMMENTS

## VII. ADJOURNMENT



## *Southern Lehigh School District Hopewell Elementary School*



### **PHASING PLAN**

#### **Phase 1: New Building Construction**

**Start:** June 1, 2015

**Substantial Completion:** August 1, 2016

### **WORK COMPLETED**

#### **Phase 1 – New Building Construction work consisting of:**

##### **Site Work**

- Installation of underground storm water inlets and piping around building, including first row of parking and drive for Parent Drop-off loop.
- Installation of 60% of concrete curbing around building and bus drop-off parking lot.

##### **General Contractor**

- Installation of flat roof tapered insulation & roofing: 98% complete, minor flashing details remain.
- Drywall partition walls:
  - 100% in Areas B and C, 95% in Area A including finishing.
- Installation of exterior curtain walls/doors: 100% complete in Areas A, B and C, exception of a few pieces of glazing.
- Installation of Admin. casework: 95% completed.
- Installation of ceramic wall & floor tile in toilet rooms: 98% completed in Areas A, B & C.
- Installation of terrazzo flooring in Areas B & C: 95% completed.
- Installation of corridor wall tile: (100% completed in Areas B & C, 10% completed in Area A.)

### **WORK PROJECTED FOR JULY 2016**

##### **Site Work**

- Complete final grading and prep work for balance of concrete curbing, sidewalk and parking lot/driveway installation.
- Complete placement of top-soil, sod and seeding around building.

##### **General Contractor**

- Complete installation of flat roof roofing, including all flashing and flashing metal.
- Complete stud framing of soffits in Area A for cafeteria and Kitchen areas.
- Complete installation & finishing of drywall for Area A.
- Complete painting of walls & door frames in Area A.
- Complete installation of casework in Area A.
- Complete installation of terrazzo flooring in Areas A, B & C.
- Complete installation of VCT flooring in Areas A, B & C.
- Complete installation of wall & floor ceramic/quarry tile in Area A - kitchen.
- Complete installation of corridor wall tile in Area A.
- Installation of Kitchen Equipment.

### **WORK PROJECTED FOR JULY 2016**

(cont'd)

**WORK COMPLETED (cont'd)****Plumbing Contractor**

- Domestic water rough-ins in Areas A, B & C: 100%
- Sanitary vent and drain lines in Areas A, B & C: 100% complete.
- Sprinkler pipe rough-in Areas B&C: 100% completed, working on install of flex drops in rooms with ceiling grid.
- Installation of toilet room fixtures in Areas A, B & C: 90% completed.

**Electrical Contractor**

- Pulling of data cable in Areas A, B & C: 100% complete, including punch-down at data racks.
- Installation of solar panels completed, still have feeder tie-in to complete.
- Installation of lighting fixtures and power-up in Areas B & C: 95% completed.
- Rough-in UG site lighting for parking lot light poles.

**Mechanical Contractor**

- Duct work installation in classrooms in Area B: 100% complete; Area C: 100% complete.
- Piping of heat-pumps in Areas B & C: 100% complete.
- Installation of geothermal header piping in main mechanical room: 100% complete.
- Installation of duct and pipe tie-ins for mechanical rooms in Area B: 95% complete; Area C: 100% complete.
- Installation of ductwork and piping for roof-top units located above kitchen, feeding kitchen, cafeteria and gym: 95% completed.

**Phase 2: Abatement**

- Gym abatement completed, containment removed. Space available for SLSD material storage.
- Abatement almost completed for classrooms & spaces in wing closest to W. Hopewell Road.
- Construction of containment for northeast wing to begin shortly.

**Plumbing Contractor**

- Complete sprinkler pipe & head installation in Area A as ceilings are completed, including gym.
- Complete installation of toilet room fixtures and classroom sinks in Areas A, B & C.
- Complete final tie-ins for equipment in Main Mechanical Room.
- Install sprinkler fire main service valves in main mechanical room.

**Electrical Contractor**

- Installation of solar array feeder tie-in.
- Complete lighting in Areas A, B & C.
- Complete device install in Areas A, B & C.
- Install lighting and devices in Area A, Admin., as rooms become available.
- Install lighting in gym.

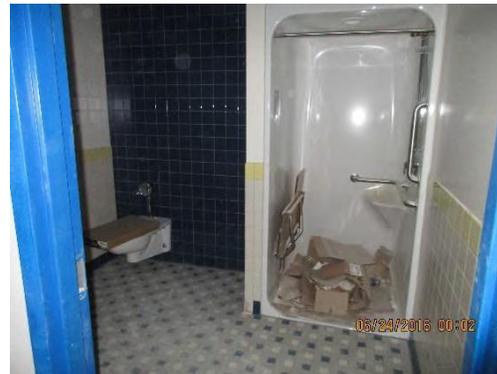
**Mechanical Contractor**

- Complete hanging ductwork throughout Areas A.
- Complete drops and diffusers in Areas A, B & C.
- Complete piping tie-in for heat-pumps, ERU & HRU units.
- Complete installation of ductwork in gym.
- Complete piping and ductwork for roof-top units located above kitchen, feeding kitchen, cafeteria and gym.
- Schedule and perform equipment start-up, balancing and commissioning.

- Complete abatement for remaining areas in northeast wing, completion date around July 11, 2016.
- Demolition of wing closest to W. Hopewell road to begin week of July 5<sup>th</sup>.
- SLSD pack-up of existing building complete by July 8<sup>th</sup>, Possible move of some materials into new building 3rd week in July.







Contractor	Original Contract Amount	Change Orders to Date	Updated Contract Amount	Amount Paid to Date	Amount Remaining
Lobar(GC)	\$ 10,448,500.00	\$ -	\$ 10,448,500.00	\$ 7,416,658.07	\$ 3,031,841.93
JBM (MC)	\$ 2,630,000.00	\$ 395,241.00	\$ 3,025,241.00	\$ 2,361,473.41	\$ 663,767.59
Albarell (EC)	\$ 2,013,538.00	\$ -	\$ 2,013,538.00	\$ 1,250,550.93	\$ 762,987.07
DeWalt (PC)	\$ 835,000.00	\$ -	\$ 835,000.00	\$ 684,039.43	\$ 150,960.57
Sargent (EAC)	\$ 86,988.00	\$ -	\$ 86,988.00	\$ -	\$ 86,988.00
Air Balancing Engineers	\$ 62,150.00	\$ -	\$ 62,150.00	\$ 7,956.00	\$ 54,194.00
Chrin	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 14,903.49	\$ 60,096.51
Advantage - constr. testing	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 28,128.88	\$ 46,871.12
<b>Total</b>	<b>\$ 16,226,176.00</b>	<b>\$ 395,241.00</b>	<b>\$ 16,621,417.00</b>	<b>\$ 11,763,710.21</b>	<b>\$ 4,857,706.79</b>

Contractor	Starting Allowance	Allowance Issued	Allowance Remaining
Lobar(GC)	\$ 172,350.00	\$ 72,556.70	\$ 99,793.30
JBM (MC)	\$ 121,000.00	\$ 63,689.92	\$ 57,310.08
Albarell (EC)	\$ 102,979.00	\$ 54,538.00	\$ 48,441.00
DeWalt (PC)	\$ 40,125.00	\$ 38,100.81	\$ 2,024.19
Sargent (EAC)	\$ 5,900.00	\$ -	\$ 5,900.00
<b>Total</b>	<b>\$ 442,354.00</b>	<b>\$ 228,885.43</b>	<b>\$ 213,468.57</b>

**Proposal Requests****Lobar**

Delete images from AP-2 wall panels	\$ (2,251.00)
Adjust grades in the courtyard	\$ 5,193.59
Provide sod in the courtyard	\$ 18,031.48
Increase chainlink fence height at solar to 7ft.	\$ 6,140.75
Add window in media center	\$ 1,361.95
<b>Total:</b>	<b>\$ 28,476.77</b>

**Albarell**

Furnish duct detectors for HVAC units	\$ 20,815.00
Provide circuit for instantaneous water heater in music room	\$ 1,431.00
<b>Total:</b>	<b>\$ 22,246.00</b>

**DeWalt**

Provide 31 mixing valves for type "S" sinks	\$ 12,443.76
Gymnasium sprinkler piping - additional 4" main	\$ 6,487.00
<b>Total:</b>	<b>\$ 18,930.76</b>

**JBM**

Reduction of support needed in gymnasium for spiral ductwork	\$ (2,000.00)
Insulation on ductwork in Area A located above hard ceiling	\$ 1,542.75
Provide additional return air grille in the cafeteria	\$ 338.83
<b>Total:</b>	<b>\$ (118.42)</b>

Intermediate School Wall next to Loading Dock



Intermediate School Classroom Stair Well



Cinder/Batting Shed – Insulation and decay.



Cinder/Batting Shed – Single entrance, no panic, steps, net, all contrary to code.



High School Gym – Proposed location for batting net - Red lines identify location - Small divider curtain to be removed.

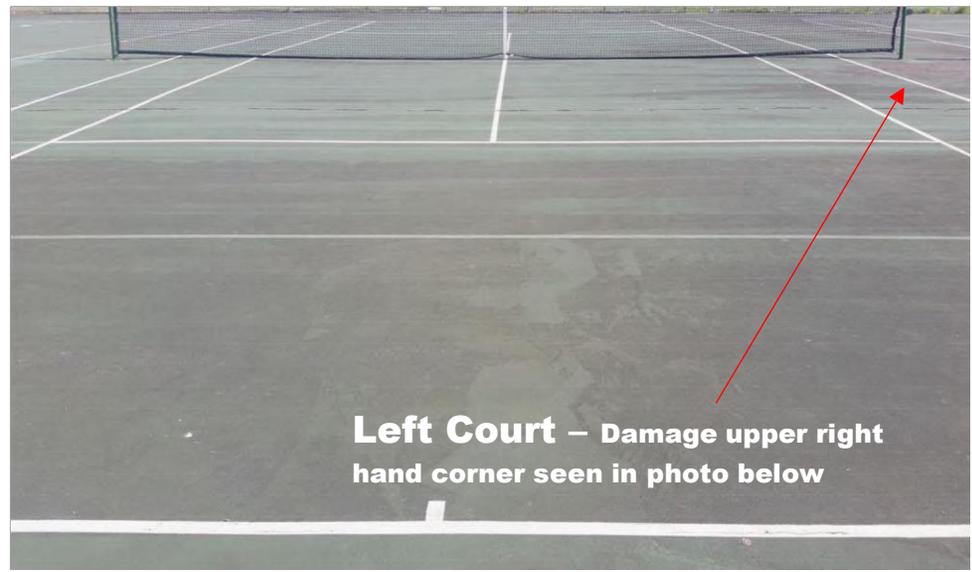


Photo of Generic Batting Net and possible hoist system for turf to protect floor.





**Basketball**



**Left Court – Damage upper right hand corner seen in photo below**



**Left Court – Damage upper left hand corner seen in photo to right**



**Area of poor condition**

**Middle School Tennis/basketball/play Courts:**

- History Unknown – No plans available
- Not constructed to tennis specification – Crown and slope not to tennis specifications
- Middle School uses as activity area. Uses tape and chalk for bases
- Local community youth uses courts. Received approval to add lines.
- Staff attempted coating around 2012. Material cost approximately \$10,000 plus two staff for summer.

**Additional Photos**



Worse Areas

