

Facilities Committee Meeting
Central office
April 17, 2013
Minutes

I. OPENING PROCEDURES

A. Time- *Call to Order*

B. Attendance – B. Steltz, J. Lindsay, C. Gunkle, L. Christman, J. Melber, T. Bergey, S. Knoll

II. APPROVAL OF MINUTES OF February 20, 2013

III. PRESENTATIONS / REPORTS

IV. CURRENT BUSINESS

Demographic and Life Cost Analysis - Hopewell & Lower Milford

- District received a copy of the demographic study for review, all seems accurate, no surprises.
- Life cost inspections are complete. Engineers agree with our assessment, Hopewell has major issues that will have to be addresses eventually, Lower Milford is in better shape however there is no room for expansion if required in the future.
- Both the demographic and cost analysis will be presented in May's Facilities Meeting.
- If all information is gathered (demographic & engineering reports) in a timely manner, committee will review before presenting to the entire board in May.

Carpet Work – Middle School and Liberty Bell

- Carpet is being purchased through KPN.
- Existing carpet will be replaced with carpet tiles – same material throughout the district.
- Cost is expected to be \$21,568. \$75,000 was in capital projects but decided to replace areas with greatest need.

Middle School Auditorium and Computer Lab
Liberty Bell room 128 and Office Area

Act 129 – Middle School Chiller and Energy

- The Act 129 project RFP documentation will be complete tomorrow.
- Details of the project were discussed at the January Facilities Meeting.
- Potential additions include review of HS water heaters and two oversized DX units.
- Preliminary schedule for proposal process is as follows:
 - request for proposal will be complete this week
 - Pre-bid: May 1
 - Opening: July 10
 - make recommendation to committee: August 21
 - Board Approval: September
- Anticipated project schedule.
 - Project begins: October 1
 - lead time on chillers is 12 – 16 weeks.
 - 100% completion Summer 2014

Curriculum & Technology Building

- L. Christman discussed the possibility of converting building to residential use, staff will be relocated to Central Office.
- T. Bergey is looking into this possibility, consulting a residential architect.
- The building is zoned commercial and will have to be changed to residential zoning.
- Alteration to house will be minimal, shower needs to be installed, built in desk unit removed, stove installed.

Middle School Gym Insurance Claim - Floor & Roof

- We have had challenges receiving final commitment from carrier on what they will cover, but they are covering the basic floor replacement and roof repair over gymnasium.

-Claim value	Floor	\$82,230.00
	Roof	\$17,795.00
- Gym floor replacement: discussion on various types of gym floors to be installed, insurance carrier estimated replacement at \$82,230.00, no patching of concrete included. To replace with exact same floor, cost is \$113,330, or to replace with less expensive and patch concrete, cost is \$92,000. T. Bergey recommended replacing floor with Scissor lock, cost is \$102,595. Many advantages to this type of floor, most important is the ability for airflow to dry floor out if flooding occurs again (channel construction). Committee agreed to replace floor with Scissor lock since insurance is covering most of cost.
- Roof repair: Estimated cost of full replacement is \$65,000 - \$75,000. Committee recommended to just do repair work, not entire roof. Building wide roof repair on seams in EPDM will be fixed, 5 years remain on the membrane.
- Project schedule is very tight. Holdup could jeopardize summer completion.

Gas Leak – Middle School

- We received reports of a gas smell coming from the concession stand behind the Middle School. SLSD staff could not locate, UGI was called. They located leak, gas was shut off at the building, it will be repaired this summer. There is no danger since valve was turned off.
- UGI sent letter notifying Upper Saucon Township.

Bleachers – Stadium

- It was reported to the committee on September 26, 2013 that during the insurance inspection it was noted that the bleacher railing was too low to meet current code. Barry Isett performed an analysis to determine:
 1. Is altering the railing possible.
 2. Other code issues that could be required by change.
 3. Potential cost.
- Potential upgrades were discussed for railings and Press Box, cost of all repairs are estimated to be approx. \$90,000 - \$125,000. Committee decided to keep the bleaches as is, there is no safety issues.

Recent Hopewell HVAC & Electric Issues

Coil has been on order since January, delivery is still uncertain, cost is \$9,000. Trane made temporary/partial fix at no cost to SLSD. Lost electric in one wing during PSSA testing.

Liberty Bell playground PO Issued

Total cost of playground is \$42,042.60,(purchased through NJPA Contract) PTA is contributing half of the entire cost. It will be installed in June 2013.

VOIP PO Issued

We purchased through Costars Technology Contract – Moorfield. A purchase order was issued for \$44,756.00. The new system will be installed in June 2013.

IS Brick Spalling

Some of the brick located under the coping stone is spalling. We are investigating for summer remediation.

Radon Testing

The district tests all buildings on 3 to 5 year cycle. Pennsylvania does not require testing but many state do. Occasionally we receive requests for the test results from various buildings

Right to Know

We have contracted 3E Company to take an inventory of materials with in each building in our district. They will begin the process in May 2013. Once the inventory is complete they will set up an online web based resource for all MSDS information. Contractor is taking the inventory this month. This addresses Globally Harmonized System (GHS), training will be completed for all staff prior to the December 1, 2013 deadline.

VI. VISITORS' COMMENTS

VII. ADJOURNMENT

Respectfully submitted by *Susan Knoll*