

CENTRAL BUCKS SCHOOL DISTRICT

Operations Committee Meeting  
November 28, 2018

**Committee Members Present**

Mrs. Tracy Suits, Chairperson  
Mrs. Sharon Collopy, Member  
Dr. Nicole Young, Member  
Dr. John Kopicki, Superintendent

Mr. Robert Kleimenhagen, Jr., CFM, SFP  
Director of Facilities & Energy Management Operations  
Mr. Dorien Couch, Capital Projects Manager

**Committee Members Not in Attendance**

Mr. John Gamble, Member

**Others in Attendance**

Mrs. Beth Darcy, Board Member  
Mrs. Jodi Schwartz, Board Member  
Ms. Andrea DiDio-Hauber  
Director of Human Resources

Dr. Nadine Garvin, Asst. Superintendent  
Dr. Abram Lucabaugh, Asst. Superintendent  
Mr. Dave Matyas, Business Administrator

The meeting was called to order at 6:03 p.m.

**PUBLIC COMMENT**

There was no public comment.

**REVIEW OF MEETING NOTES**

The October 24, 2018 Operations Committee Meeting Minutes were reviewed.

**ITEMS FOR COMMITTEE/BOARD ACTION**

**Tamanend Middle School & Butler Elementary – HVAC Renovations: Design Proposals:** The District originally obtained a design proposal and preliminary construction budget from KCBA Architects (KCBA) for HVAC renovations at Tamanend Middle School and Butler Elementary School. KCBA presented the proposal and preliminary construction phasing plan at the October Operations Committee Meeting. The total project cost was \$3,916,312 for Butler Elementary and \$9,577,696 for Tamanend Middle School. It was decided that in the District’s best interest, there would be solicitation of additional design proposals and preliminary construction budgets from additional Consultants before presentation for Board approval. Crabtree Rohrbaugh & Associates (CRA), and Godshall Kane O’Rourke Architects (GKO) were invited to conduct a survey of each school, which took place on October 31 and November 1. CRA & GKO were provided the same scope of work from which KCBA developed their proposal.

Based on the review of the proposals, FEMO is recommending that the proposal submitted by GKO (design fees/soft costs) be presented for Board approval at the December 4<sup>th</sup> Board meeting. Total project costs (design fee/soft costs & construction estimate) from GKO are: Tamanend Middle School = \$6,307,247; Butler Elementary School = \$3,652,947 for a total project cost of \$9,960,194. Total cost difference from KCBA proposal = \$3,533,814.

Mrs. Suits asked Mr. Matyas to confirm the monies for the projects are available in long term capital, Mr. Matyas noted they were. The Committee agrees to send the GKO proposal to the full board meeting for approval.

**CB East High School Addition/Renovation – Landscaping Closeout: Design Proposal:** The FEMO Department is recommending a proposal for design services from Gilmore & Associates for the preparation of documents and administering the closeout of the landscaping associated with eh CB East High School Building Renovation and Addition project in the amount of \$24,000. Bid documents will be prepared for anticipated construction in Spring 2019. Final punch list items will be addressed. The

Operations Committee Meeting  
November 28, 2018

Township's landscape buffer requirements along Holicong Road will be met. The Committee agrees to send the proposal to the full board meeting for approval.

**Access Control Upgrades – TWG Security:** Tabled for future meeting

**Exterior Camera Replacements – TWG Security:** Tabled for future meeting

**Feasibility Study & Schematic Design Plan for Synthetic Turf Athletic Fields at CB East & CB South High Schools and Addition of Field Lighting at Patriots Stadium at CB East High School – Design Proposal:**

The FEMO Department is recommending a proposal for design services from ELA Sport for the preparation of a feasibility study and schematic design plan for Synthetic Turf Athletic Fields at CB East and CB South High Schools and Addition of Field Lighting at Patriot Stadium at CB East High School in the amount of \$14,700. The Study will incorporate planning for the following projects: Addition of Athletic Field Lighting to the Stadium at CB East High School; Consideration of Construction of Synthetic Turf Athletic Fields; Remediation of drainage concerns for the existing grass athletic fields at CB East High School; consideration of construction of Synthetic Turf Athletic Fields at CB South High School. The Committee agrees to send the proposal to the full board meeting for approval.

**Tribute Wall for CB South Educators, Coaches and State Champions at CB South High School:** The FEMO Department is requesting approval for a Tribute Wall for CB South Educators, Coaches and State Champions at CB South High School FEMO will work with CB South Administration and the District Athletic Director on requirements and will present at a future Committee meeting.

**CAPITAL PROJECT UPDATES**

**Construction:**

**CB West High School – Coach Pettine Sports Complex Renovations:** Final punch list inspection is scheduled for December 3. FEMO continues to work the contractors and CB West Administration, CB West Athletic Director, and District Athletic Director to finalize the project so the complex is fully operational Spring 2019.

**CB South High School – Folly Road Flashing Lights & Improvements:** The project was awarded to Marino Corporation at the August 28 Board Meeting. Construction began in late October and will be completed in December. Improvements to the sidewalks will be removed from the project because the Township was unable to obtain an easement from the property owner for the work to proceed. The project will continue as awarded with a credit to the District for non-completed work. The District will continue to work with the Township to complete this work when easement issues are resolved.

**Education Services Center – HVAC 10-Ton Unit (Network Operations Center):** The purchase of the Liebert Unit was approved at the November 13 Board meeting. The unit has been ordered and has a 4-6 week delivery time. Installation will be coordinated with the Technology & Innovation Department in January 2019.

**Butler Elementary – Fuel Oil Tank Removal:** The project was awarded to Brightfields, Inc. at the November 13 Board meeting. Notice to Proceed has been given to the contractor. Construction is scheduled for Christmas break.

**CB East High School Stadium & Gayman Elementary – Landscaping Improvements:** The project was awarded to Realty Landscaping at the November 13 Board meeting. Notice to Proceed has been given to the Contractor, with completion anticipated by mid-December. The Contractor will address final punch list items for the CB East High School Stadium project and the Gayman Elementary School parking renovation project. The Stadium punch list was generated by the Buckingham Township Landscape Review Committee to replace required buffer trees that have died during the maintenance period. The Gayman Elementary School punch list addresses the Plumstead Township Engineer's final punch list including the replacement of required plant material that has died over the past year. All planting will be completed ASAP.

**Design:**

**Operations Center – New Salt Storage Building:** FEMO has contracted with GKO Architects for design and construction administration services. A site survey meeting was held October 1. Property survey was conducted on November 14. Design options have been developed and reviewed by FEMO. A meeting will be scheduled with the Township and an updated environmental study will be required. Construction is anticipated to begin in Spring 2019.

**CB West High School – Chiller Replacement:** A Design proposal with Snyder Hoffman Engineers was approved at the October 9 Board meeting. The project is under design and is anticipated to be advertised in early 2019. Construction is anticipated to be completed from March 1, 2019 to May 15, 2019. The chiller is intended to be fully functional prior to the 2019 cooling season.

**District Paving Projects – Tohickon, Unami, Buckingham, Titus, Mill Creek & Bridge Valley Elementary (Outdoor Learning Pavilion):** The Board approved the design proposal from Gilmore & Associates at the November 13 Board meeting. The project will begin design, which will take several months. Options for the outdoor learning pavilion were reviewed with the Principal at Bridge Valley. Fundraising will be coordinated at the school to cover construction costs. The District will cover design costs for the pavilion in the District Paving project. The cost of the pavilion will be reimbursed to the District from Bridge Valley. Construction will take place in Summer 2019.

**Education Services Center – Electric Service Upgrade:** The Board approved the design proposal for a new 34KV service at the building with Reynolds Consulting Engineers at the November 13 Board meeting. A site survey was held on November 14. Coordination with PECO is taking place for the design, and it is anticipated to be advertised in early 2019.

**Holicong Middle School – Automatic Transfer Switch/Electrical Renovations:** At the November 13 Board meeting, a design proposal from Reynolds Consulting Engineers to install a separate Automatic Transfer Switch for the generator and electrical improvements to the lightning protection system at Holicong Middle School was approved. A site survey was held on November 14. This project was identified in the 2017 District Facilities Feasibility Study and during the emergency repairs made in Summer 2018. Construction will take place in Summer 2019.

**CB East High School – HVAC (D-Wing)/Library Renovations:** FEMO obtained a design proposal for the project from KCBA Architects. Following review of the estimated construction costs, scope and cost of the project, it was determined that a formal request for proposal be sent to numerous Consultants for a technical/cost fee proposal and preliminary construction estimate so additional information can be obtained and reviewed before presenting to the Board for approval.

**Pine Run Elementary – Entrance Upgrades:** FEMO is working with KCBA Architects to develop a technical/cost fee proposal for design.

**INFORMATION**

**Penn State Facilities Engineering Institute – Updates: Facility Condition Assessment Program; Education/Training; Energy Advisory Services:** Mr. Kleimenhagen updated the Committee on three phases of the Penn State Facilities contract.

**Facility Condition Assessment Program:** Penn State is compiling Facility Assessment information and compiling it into their Web IFM (Information for Facilities Managers) software. All district cost estimates will then be tied to RSMeans data, providing up-to-date and accurate cost estimates. In June, Penn State FEI will begin the first round of building assessments. Penn State FEI will be providing the Committee with an update in a future Committee meeting.

**Education/Training:** Penn State FEI is providing a lot of the district on-site safety training. A large training session was held in August, two additional sessions are scheduled for February including one during

Operations Committee Meeting  
November 28, 2018

second and third shift. Mr. Kleimenhagen reviewed the types of courses/certificate courses offered by Penn State FEI.

Energy Advisory Services: Penn State FEI has been provided all district energy account information and will be providing the district with a procurement for natural gas.

**Conversion of Exterior Site Lighting Fixtures Districtwide to LED**: District lighting at all sites is being reviewed, and a presentation will be made at an early 2019 Committee meeting.

**Phase 1 & 2 CB West High School War Memorial Field – Synthetic Turf Replacement (Warranty) & Drainage Improvements**: AstroTurf has agreed to replace the turf fields at CB West in June due to glue issues with the seams. FEMO is reviewing how drainage issues in the area can be addressed in combination with the turf replacement, and further information will be brought to an upcoming Committee meeting.

**FEMO Vehicle Purchases**: FEMO continues to work with the Transportation Department on vehicle replacements, and Costars cost information will be presented at the January Committee meeting.

**FEMO Equipment Replacements**: High school level equipment will be replaced, and then moved to the middle school level. Further details will be provided at an upcoming Committee meeting.

**Risk & Vulnerability Assessments**: Assessments are complete and will be reviewed on Friday. Dr. Kopicki will be updated, and the Board will receive an update in an Executive Session.

**FUTURE MEETING SCHEDULE**

The next scheduled meeting is January 23, 2019 (TBD)

**ADJOURNMENT** The meeting was adjourned at 7:00 p.m.