

CENTRAL BUCKS SCHOOL DISTRICT

Operations Committee Meeting
August 22, 2018

Committee Members Present

Mrs. Tracy Suits, Chairperson
Mrs. Sharon Collopy, Member
Mr. John Gamble, Member

Dr. Nicole Young, Member
Mr. Robert Kleimenhagen, Jr., CFM, SFP
Director of Facilities & Energy Management Operations

Others in Attendance

Mr. Glenn Schloeffel, Board President
Mrs. Beth Darcy, Board Member
Mrs. Jodi Schwartz, Board Member

Dr. John Kopicki, Superintendent
Dr. Dave Matyas, Business Administrator
Mr. Wayne Birster, District Facilities Manager

The meeting was called to order at 6:00 p.m. by Mrs. Suits

PUBLIC COMMENT

There was no public comment.

REVIEW OF MEETING NOTES

The June 27, 2018 Operations Committee Meeting Minutes were reviewed.

UPDATE: COACH PETTINE MEMORIAL Mr. James Benstead, representing the Mike Pettine Foundation, updated the Committee on the fund-raising efforts the Foundation has completed. The Foundation has raised over \$100,000, and over \$50,000 has been donated to the Coach Pettine Scholarship Fund. Monies have been raised for a statue of Coach Pettine through a tribute brick sale – 326 bricks were sold, representing each of Coach Pettine’s wins. The bricks have been installed at War Memorial Field. Mrs. Collopy inquired if there was an additional area that would accommodate the sale of more bricks, Mr. Kleimenhagen noted there is another area that could be utilized. The Foundation is continuing internal discussion over whether additional bricks will be sold. Mr. Benstead remarked that the FEMO Department has been very supportive and wonderful to work with during the project. The statue of Coach Pettine is in the bronzing stage, an unveiling ceremony is tentatively scheduled for the last home game on October 19. Mr. Benstead remarked that the community has been very supportive of the project, and the Foundation is especially grateful to the Board for their support as well.

Mr. Benstead noted that the Foundation had originally requested renaming War Memorial Field, proposing “Mike Pettine Stadium at War Memorial Field”. A name change would need Borough approval however the Borough has indicated they have received some objections from Veteran’s groups over that name change. The Foundation is instead proposing to the Committee that the sports complex across the street be named the “Coach Pettine Sports Complex”. Coach Pettine’s teams practiced there for 33 years, and Mr. Benstead remarked that the field was a special place to Coach Pettine and the players. Mrs. Darcy stated the property is owned by the school district, and no Borough approval would be required. Mr. Gamble expressed a reservation over the name change because sports teams other than football also use the field. Mr. Benstead noted Coach Pettine’s reputation as a proponent of scholastic and athletic excellence regardless of the sport/activity a student participated in. Mrs. Suits recommends some vetting of the community occur before the Committee makes a decision to move the name change to the full board. The Committee agrees, and thanks Mr. Benstead for all the work on this project.

ITEMS FOR COMMITTEE/BOARD ACTION

District Paving Change Orders: Groveland Elementary – Due to unforeseen conditions and unsuitable soils, a change order is required the amount of \$107,526.10 for the paving project at Groveland. Prior to the construction of the project, the previous 6 months was spent identifying a potential leak either in the water line from the well or the chiller line. Several tests were done to both lines, and a repair was made to the chiller line by installing a sleeve. Geotechnical core samples of the area were completed,

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and at the request of the Board, additional samples were conducted but none showed anything of concern at that time. The paving contractor began at Groveland the week of July 16th, the playground and area leading to the rear of the building were completely milled. Very wet soil was discovered around the chiller and water line. To complicate the issue even more, the week of July 22nd had heavy rain over a period of 8 days. The playground area was completely saturated. Since the area was milled and exposed, a leak detection company was brought in to assist the contractor as they made the repairs necessary to continue paving. Warwick Elementary – Additional paving added to the project at the end of the driveway due to damage totals \$4,900. Mrs. Suits confirmed with Mr. Kleimenhagen the additional costs are mostly due to the rain event and not due to insufficient soil sampling - even with this change order, the project is still under budget. The Committee agrees to move the change orders totaling \$112,426.10 to the full board agenda for approval.

CB South High School – Flashing Lights & Improvements – Bid Results: The FEMO Department is recommending award to the low bidder Marino Corporation for the CB South High School Flashing Light & Pickertown Road Improvements in the amount of \$167,680. The Committee agrees to move the bid award to the full board agenda for approval.

CAPITAL PROJECT UPDATES**Construction:**

CB West High School-Phase 2 War Memorial Field Renovations: The re-dedication ceremony for War Memorial Field is scheduled for August 24th.

The FEMO Department continues to work with the General Contractor regarding outstanding punch list completion issues, including some paving issues that may require additional drainage. Mr. Gamble asked about the repair/sealant of some damaged paving and the cleanup of the paint spilled on the track area. Mr. Kleimenhagen noted the damaged paving will be repaired, and the track manufacturer has provided direction on how to remove the paint spill. The track manufacturer will be on site with the General Contractor doing work on the field project, and a decision needs to be made on whether the district will take the recommended action to remove the paint or wait for further inspection by the track manufacturer – warranty issues are a concern. Mr. Kleimenhagen assured the Committee all items will be addressed. Mr. Gamble noted that the water-proofing on an electrical box on the visitor's side of the track has been knocked off, and that it had been reported to him that a sanitizing sink in the concession stand is not draining correctly. Mr. Kleimenhagen will check on both items.

Educational Services Center – HVAC Renovations: Humidity and condensation issues were raised in July. New reheat coils were installed by the contractor and existing ductwork in the Board Room was reinsulated to eliminate condensation. The project is expected to closeout this week. Mr. Gamble asked if the paint touch-up done by the contractor could be fixed, Mr. Kleimenhagen recommends the building be painted by the district painter.

CB East High School Pool/Chiller/Trainers Room Renovations: The project is on schedule and will be completed by the end of the month.

CB West High School – Athletic Field Complex Renovations: Construction began on May 14th and the anticipated completion date is December 1. The Contractor was able to adjust the construction schedule to accommodate the District, and the tennis courts opened on August 13. Site work continues along with installation of the retaining walls and storm water basin. The field and the turf that was replaced last year at War Memorial Field is having a manufacturing issue with the glue and the backing of the turf. AstroTurf has been extremely responsive to the issues and will be making a recommendation for repair on Monday. AstroTurf will be here on next Friday to groom the field before the opening game.

Unami Middle School – Modular Classroom Removal/Auxiliary Gym & Library Renovations: The library and auxiliary gym/STEM areas of the project are to be completed by August 24. Furniture installation is

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underway, along with final cleanup before the start of the school year. The modular classrooms will be removed in September with no impact to the students.

Buckingham Elementary – MPR/HVAC Duct Insulation: The project has been completed.

District Paving – Holicong, Unami, Kutz, Warwick, Groveland: The project has been completed.

Tohickon Middle School – Tennis Courts Renovation: The project has been completed.

Lenape Middle School – Paving: The project has been completed, Mr. Kleimenhagen noted how well the project turned out and that the paving contractor did an excellent job.

Gayman, Barclay & Doyle Elementary – Cafeteria Table Replacements: The tables were delivered the week of July 9. Wall repairs have been completed at Barclay and will be completed by the end of the month at Gayman.

Design:

CB South High School – Flashing Lights & Improvements: The project was re-advertised on July 30, and bids were received on August 20. Pending Board approval of the bids at the August 28 Board Meeting, construction is anticipated to begin in mid-September.

CB East High School – Patriot Stadium Lighting: FEMO will be identifying a design consultant to work on the project this fall.

CB West High School – HVAC Renovations (A-Wing): FEMO will be scheduling a meeting with a consultant to review the scope of the project this fall.

Operations Center – New Salt Storage Building: FEMO will be contracting GKO Architects for design and construction administration services in the amount of \$27,940 and \$18,500 for civil engineering. This project was approved by the Committee for design and construction this fiscal year.

Study:

Holicong Middle School – Retro-Commissioning Project: FEMO has contracted with Reynolds Consulting Engineers for a retro-commissioning project to investigate electrical issues related to the previous renovation projects. Deficiencies have been repaired and Reynolds has provided a letter to the District indicating the building is safe for occupancy. Dr. Young commented that a Holicong parent expressed to her how pleased they were with the way the district handled the Holicong issue. Dr. Kopicki noted that Principal Shillingford and Dr. Davidheiser did an excellent job with the communication and logistics of that project.

CB West High School – Chiller Operational Study: FEMO has contracted with Snyder Hoffman Engineering for an operational study of the chiller at CB West High School. The existing chiller was installed approximately 10 years ago. Three years ago, the exterior wall enclosing the chiller, ice makers, and dust collector was raised approximately 6 feet to curb vandalism and eliminate access to the roof from the exterior of the building. By raising the wall, the airflow around the chiller was limited and the unit is not operating efficiently. This study will identify options for improvement.

INFORMATION

Risk & Vulnerability Assessments: Mr. Kleimenhagen will be reviewing the preliminary reports within the next week. Dr. Kopicki noted the Committee will be updated on those reports as well as on some security recommendations and Act 44 implementations.

Card Access System Enhancements: Mr. Kleimenhagen updated the Committee on some changes in the security systems, including a change in system that will tie the current camera system to the card access security system. Future updates will be given at the next Committee meeting.

FUTURE MEETING SCHEDULE

The next scheduled meeting is Wednesday, September 26, 2018.

ADJOURNMENT The meeting was adjourned at 7:12 p.m.