

CENTRAL BUCKS SCHOOL DISTRICT

Operations Committee Meeting Minutes May 16, 2017

Committee Members Present

Glenn Schloeffel, Board Member
Sharon Collopy, Board Member

Ken Rodemer, Asst. Director of Operations

Others in Attendance

Beth Darcy, Board President
John Kopicki, Superintendent
Dr. David Bolton, Asst. Superintendent

Bill Slawter, Facilities Manager
Robert Kleimenhagen, Director of Facilities (designate)

The meeting was called to order at 6:00 p.m. by Mr. Schloeffel

PUBLIC COMMENT

Mr. Mike Harte (CB East Volunteer) presented a proposal to the committee – Sports Fields Enhancement Project for CB East/Holicong. Mr. Harte was accompanied by Mr. Chip Bunch from Shan-Gri-La.

Mr. Harte is President of Plumstead Baseball and Softball Association and is proposing to the committee an initiative to improve the fields at CB East and Holicong. The Association had great success working with volunteers and community partners to improve their fields. A team has been formed with CB coaches, parents, CB Athletic Directors, community partners (including Shan-Gri-LA) and Mr. Bill Slawter – CBSD Facilities Manager to duplicate that success at Central Bucks. Their proposal focuses on playability, quality and safety of the fields, taking into consideration all teams utilizing those fields.

Mr. Harte presented photos of several fields at CB East and Holicong, highlighting the water issues and safety issues that need to be addressed. Detailed solutions were proposed for each field, including re-sodding, trenching to allow runoff, and the use of red dirt mix to allow for water absorption and faster ready time for ball fields after inclement weather. The use of canopies to provide dugout facilities, VersaCourt to benefit the tennis team, home run fences, scoreboards, irrigation and training aids were detailed in the proposal. The budget to complete all items is \$205,700. The team is hoping for committee and board approval so they can begin work right away. They believe a successful effort will demonstrate what motivated teams and parents can do and will inspire others to commit to improving fields at the remaining CB schools.

Concerns were raised by committee members regarding the impact of additional drainage issues that could affect neighboring properties, modifications needed to the basin for added runoff, irrigation capabilities, and electrical needs for scoreboards. Mr. Kopicki suggests that the first step will be involvement of Buckingham Township to review the proposal and discuss what approvals may be needed before work could begin. Mr. Rodemer will contact the township to set up a meeting.

The committee commended Mr. Harte on an excellent presentation that addresses important issues with viable solutions.

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REVIEW OF MEETING NOTES

The April 18, 2017 Operations Committee Meeting minutes were reviewed and approved without changes

CAPITAL PROJECTS

Bucket Funds Update: Mr. Rodemer reported that contracts for short term projects were budgeted/awarded for \$11,599,735.86. Potential additional 2016-2017 short term projects include Buckingham/Kutz In-Wall Cafeteria tables, 15 MPH Flashing Lights at CB South, Tohickon Tennis Courts and Cold Spring/Jamison wall repairs. Long Term Capital Projects will require an additional 2.3 million for the Holicong Phase V project.

CB EAST HIGH SCHOOL POOL DECK

Mr. Rodemer detailed an issue at the CB East High School pool. Photos were shown highlighting the use of mats to provide “stepping stones” around the pool deck. The mats are being used to address the safety issue of the worn tile which has become increasingly slippery. Hollow metal framing is corroding and the trainer’s room needs attention. Some areas have not been renovated since the original construction in 1969. The Operations Department is recommending that the pool deck surface be replaced and other needed repairs be completed. Mr. Schloeffel asked why the issue is being raised at this time. Mr. Rodemer stated that several attempts have been made over the last few months to improve conditions but they have been unsuccessful. Mr. Slawter reported that 3 different vendors attempted “spot fixes” to see if they could address the problems, one vendor tried 4 different approaches. None of the attempts were successful and the cost of \$10/sq.ft. was prohibitive. With no visible sign of remediation, it is the Operations Department recommendation that replacement is the best alternative. Operations is seeking approval to have design documents created for bidding – one to replace the deck, another for hollow metal framing and other issues.

TOHICKON MIDDLE SCHOOL STORAGE BUILDING

No bids were received for the Tohickon Middle School “pole” storage building. Prevailing wage rates and the size of the project were an issue. Mr. Schloeffel asked for clarification on the building’s intended use. Mr. Rodemer reported that hurdles and other athletic equipment are currently being stored in a maintenance building that houses water pumps. The new building would be used to provide equipment storage and alleviate the need for the track team to enter a maintenance building. The maintenance building can then be secured and any safety concerns with students entering the building can be eliminated. Mr. Schloeffel asked whether a shed like those used on the baseball fields would be a solution. Mr. Rodemer stated that the initial bid proposal was for a structure similar to the sheds but on a larger scale. Since there were no bidders for that proposal, Operations is requesting that additional detail be added to the drawings. Constraints should be eliminated that prevent general contractors from competitively bidding the project, and the proposal should be sent out for bid again.

CB SOUTH HIGH SCHOOL TENNIS COURT RENOVATIONS

There were three bids, low bid was CSC Asphalt at \$289,000. The original budget of \$240,000 was based on work done on 6 courts at CB East 2 years ago. This bid is for 8 courts plus a half court with practice wall, making price per court significantly less. Mr. Schloeffel questioned the number of responses versus the number of contractors that took bid packets.

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CB SOUTH HIGH SCHOOL TENNIS COURT RENOVATIONS (continued)

He also inquired if Operations has any experience with CSC Asphalt. Mr. Rodemer responded that the company has done a fair amount of work for CB over many years, however not recently and mostly smaller jobs. They have done tennis courts for other public institutions. Committee agreed to place the award of the tennis court project on the next School Board Meeting Agenda.

CAFETERIA TABLES

Quotes were received for Uniframe Convertible Bench tables for Buckingham and Kutz cafeterias. Buckingham quote is for 30 tables (60 pieces) for a total of \$34,703.21. Kutz quote is for 32 tables (64 pieces) for a total of \$37,036.76. Manufacturer's discount of 2% is only given for orders over \$100,000 so these orders do not qualify. The quote is a furnished and installed price. Mr. Rodemer stated that there was some consideration given to handling the installation in house, however there is some assembly required. To maintain the manufacturer warranty on the tables, it was decided to let the manufacturer do the installation. Mr. Schloeffel asked if the price included removing the existing tables. Mr. Rodemer responded that removal of the tables and metal cases in the walls will be done in house. Mrs. Darcy asked for and received verification that this project would be paid from the Food Service Capital account. Committee agreed to place the award of the cafeteria tables project on the next School Board Meeting Agenda.

WASTE SERVICES AGREEMENT

The Waste Services agreement signed last year with BFI was for one year with an option for four more years. The agreement needs to be extended for the 2017-2018 school year. There is no cost increase for this extension. Mrs. Darcy noted that the agreement mentions a meeting between the vendor and CB to discuss the establishment of a composting pilot program and asks if such a meeting occurred. Mr. Rodemer will investigate to see if there was a meeting. Mrs. Colopy would like a definitive answer since it is called out in the contract. Mrs. Darcy commented that since CB high school students have expressed an interest in renewable materials we should investigate the possibility of student involvement in a composting program. Mr. Schloeffel asked if Operations were satisfied with the vendor, Mr. Rodemer reported there were no problems. Committee agreed to place the extension of the Waste Services Agreement on the next School Board Meeting Agenda.

TOHICKON MIDDLE SCHOOL HVAC UNIT REPLACEMENT

Mr. Rodemer presented a proposal to replace the HVAC rooftop unit at Tohickon Middle School. The old unit is from 2002 and has two bad compressors. Repair to the old unit does not make financial sense. The quote is for \$17,830. Mrs. Darcy asked for if this item would come out of the Long Term Capital Budget. Mr. Rodemer responded that it is an Operating Budget item for next year. Committee agreed to place the award of the replacement for the Tohickon HVAC rooftop unit on the next School Board Meeting Agenda.

GROUNDS EQUIPMENT PURCHASE

Mr. Rodemer presented a proposal to purchase an infield groomer for baseball fields at a cost of \$18,150. Mr. Slawter informed the committee that the groomer is similar to a three-wheeled device for mowing. Operations is very happy with the one purchased last fall. Three current devices that are over 20 years old stay at each high school. Grounds must borrow from the high schools to use at other fields during spring and fall. This new unit would stay with the Grounds Dept. and be used to meet the two-

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GROUNDS EQUIPMENT PURCHASE(continued)

week schedule to hit all fields. Committee agreed to place the purchase of the infield groomer on the next School Board Meeting Agenda.

GRASS CUTTING BIDS

Three vendors bid for grass cutting services, low bidder was M&M Landscaping, LLC with a bid of \$169,007.28. GoreCon is the current vendor at a cost of about \$210,000. M&M Landscaping, LLC is a local vendor out of Lansdale and has done work for other public entities. Mr. Schloeffel asked if anyone has checked with the other entities. Mr. Rodemer that they are currently working for Buckingham Township and Mr. Slawter checked with Plumstead Township. M&M was given acceptable reviews. Mr. Schloeffel questioned the reason for two types of bids – Base Bid A and Base Bid B. Mr. Rodemer responded that the bids were broken out with different locations in case there would be an advantage to having one vendor bid some locations and another vendor bid the other. M&M was low bidder on both bid packets. Committee agreed to place the award of the grass cutting bid on the next School Board Meeting Agenda.

BUXMONT FACILITIES USE FEE WAIVER

Buxmont Allstar Football is seeking a waiver of the Facility Use fees to use War Memorial Field for practices already held. Four practices were held before it was brought to their attention that they did not submit a Facility Use Request Form. About 25% of the students at the practices were from CB. Buxmont is requesting a waiver of the fees and noted in their application that they were donating \$1000 to the Pettine Scholarship Fund. The committee voted to waive the fees.

GYM FLOOR REFINISHING AT CB SOUTH & BRIDGE VALLEY – COSTARS CONTRACTS

CB South main gym floor sanding and refinishing price is \$36,750. The gym is approximately 15,650 square feet and has not been refinished since it was completed in 2004. Bridge Valley gym floor sanding and refinishing price is \$16,250. The gym is approximately 7,200 square feet and has not been refinished since it was completed in 2004. Mr. Schloeffel inquired whether there were multiple vendors on the Costars contract to choose from. Mr. Slawter responded that there were probably three or four others, Miller being one. He noted that CB has had previous issues with Miller and their costs are predominantly higher than Mastercraft. Mastercraft was chosen because their costs have been lower and they have provided better service. Mr. Rodemer informed the committee that the cost would come from the Operating Budget for 2017-2018. Committee agreed to place the award of the gym floor refinishing project on the next School Board Meeting Agenda.

WAR MEMORIAL FIELD - ADDITIONAL LONG JUMP FACILITY

When the project to add a second runway for long jump was originally bid the cost came in at \$95,000. It was determined that the expense was too high, and Mr. Rodemer went back to the design professionals for different options. Mr. Schloeffel asked where the long jump events are currently being held. Mr. Rodemer detailed the existing area, which includes long jump, high jump and pole vault activities held simultaneously. Creating a new long jump runway will alleviate congestion and improve the ability to hold track events in a timelier manner. Currently Lenape and CB West utilize the one area, which creates significant challenges. CB East has a second long jump runway because they share facilities with Holicong. South does not have a second runway, but they do not share with another school. The contractor has come back with a more reasonable number of \$35,900 to add an additional

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ADDITIONAL LONG JUMP FACILITY (continued)

long jump pit. Mrs. Darcy asked if the extension of the contract to August 18 will be an issue. Mr. Rodemer responded that it should not be a problem since school does not begin until September. Mrs. Darcy and Mrs. Collopy expressed concern that with athletic tryouts and heavy use of the track there may be an issue. Mr. Kopicki assured the committee that he has spoken with Principal Donovan and the school is in favor of the proposal. It is believed that the impact of delaying the lining of the track is well worth the long-term solution. Committee agreed to place the award of the additional long jump facility project on the next School Board Meeting Agenda.

OPERATIONS COMMITTEE PROJECT UPDATES

Mr. Rodemer briefly updated the committee on the follow projects:

CB East Domestic Water System: It is possible the work may be completed without having to shut off the water (it was anticipated to be off for a month). Turning off the water could be avoided by placing one tank in and getting it up and running before removing the old tank.

CB South Tennis Courts: discussed previously at this meeting

CB West Auditorium: Meetings are being held

CB West Athletic Field Improvements: Meetings were held with Mr. Donovan, Mr. Caughie and Mr. Hunt on proposed changes to bring down cost of construction improvements. Bids should be out within a month or so

CB West War Memorial Field & Track Improvements: A construction meeting is scheduled for May 24

ESC HVAC Improvements: Engineering drawings are being reviewed before bids

Facility Assessment Study: Most of the field work has been done, meetings will begin to review findings

Holicong Core Renovations Phase 6: Construction is scheduled to begin as soon as school is out

Kutz Bathroom Renovations: Work on site will begin as soon as school is out

Paving at Barclay, Linden, ASC and Jamison: Work on site will begin as soon as school is out

Security Camera Upgrades: Camera installation begins today, work on the network center has been completed and the software will begin to be loaded

Tohickon Storage Building: discussed previously at this meeting

ADOPT A FIELD AGREEMENT OF UNDERSTANDING

“Adopt A Field” agreement and Facilities Use charges were reviewed. The “Adopt a Field” agreement still requires review by the district solicitor. Items will be added to board agenda for consideration.

MISCELLANEOUS INFORMATION

CB South Flashing Light: The district requested a flashing light in December 2015. Two improvements are required to proceed – one at Folly Road including two solar powered flashing lights activated when the crosswalk is approached, the other will require the addition of crosswalks at the intersection of Pickertown and Folly Road. More research is required before moving forward.

Food Services Improvements at Warwick, Kutz and CB West: Aramark is looking for improvements as follows: Warwick equipment is from 1990 and is very difficult to repair. They are looking to replace serving line equipment. Lighting upgrades are requested in West food court. Students cannot easily reach over the tray slide at Kutz, and aide is required to assist during each lunch.

MISCELLANEOUS INFORMATION (continued)

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CB West Electric Bills: A CB West club is investigating the possibility of the use of solar energy and has requested district electrical usage information. That information was provided to them, but they are now requesting actual bills with account numbers to give to a solar company for review. Mrs. Darcy suggested the committee deal directly with the solar company rather than the club. Mr. Kopicki suggests that the club have their faculty advisor contact Mr. Matyas as a first step.

CB South Stadium Access: The stadium is open weekdays from 7 a.m. to 7 p.m. and closed on weekends. A neighbor is requesting the stadium be open on the weekends. Unless there is a weekend event, there would be no CB personnel on site during the weekend to monitor the stadium. CB East Stadium is locked on the weekend. Mr. Kopicki would like to look in to the matter.

CB East Field Lights: A member of the East Stadium committee has inquired about the status of the proposed lighting at the stadium. Mrs. Darcy noted that zoning was in place to prohibit lighting at the stadium and the only options would be to seek a variance or ask Buckingham Supervisors to change the ordinance. Mr. Rodemer commented that changing the ordinance may be easier, the variance requires proof of hardship and intensive hearings. Mr. Schloeffel inquired if the stadium was wired for lighting. Mr. Slawter and Mr. Rodemer informed the committee that the conduits are there but there is no physical wiring.

Mr. Schloeffel requested that Mr. Rodemer check the joints in the Memorial Wall at CB East Stadium, they seem to be cracking.

FUTURE MEETING SCHEDULE

The date for the next Operations Committee Meeting is June 21, 2017 at 7:30 p.m. following the Finance Committee Meeting

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Minutes prepared by Christine Trawinski, Committee Recording Secretary