

# Council Rock School District

## Facilities Committee Meeting Minutes

**Meeting Date:** Thursday, June 7, 2018  
**Meeting Time:** Start-7:00pm Finish- ~8:45pm  
**Next Meeting Date:** Thursday, August 2, 2018 Location: Chancellor Center Time: 7:00pm

### ATTENDEES

#### **Board of Director Attendees:**

Jery Grupp, Mariann McKee, Denise Brooks, Mike Thorwart, Kyle McKessy, Joseph Hidalgo, Ed Tate,  
\*\*Andy Block

#### **CRSD Administration Attendees:**

Robert Fraser, Doug Taylor, Matt Frederickson, \*Chuck Lambert

#### **CRSD School District Attendees:**

No attendees

#### **Public Attendees:**

Nancy Carroll

#### **Professional Consultants/Guest Attendees/Press:**

No attendees

\*Indicates partial attendance

\*\*Indicates attendance via phone

#### **Notes:**

**1. This FACCOM Meeting was presented in PowerPoint and posted to YouTube. To see the video go to [www.crsd.org](http://www.crsd.org) and click on the 'School Board' Tab.**

### SUMMARY OF MEETING

#### **Energy Management Update:**

1. The energy performance overview for the month of March 2018 was reviewed. The CRSD total cost per gross square foot is currently at \$0.87.

#### **Security Update:**

##### ALICE Program

1. A brief update regarding the ALICE program was presented.
2. Jery Grupp questioned if the ALICE training can facilitate more than the 50 seats? ***Post meeting note: ALICE training cannot exceed the 50 seats without compromising the program.***

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3. Ed Tate noted that he is in favor of implementing a Security Assessment and Community Forum in the fall of 2018. Discussions regarding attendees included, but were not limited to: Representatives from all respective police departments, Township Supervisors and possibly members of the community.
4. Robert Fraser noted that the police departments serving the CRSD will perform a survey and prepare a report of findings and recommendations.

#### Facilities Improvements Project Update:

##### Newtown and Holland Middle School Projects

1. The Newtown and Holland MS projects are in progress. The NMS is being final cleaned and in the process of being furnished for occupancy. The demolition of the existing MS will commence in July followed by the site restoration. The project will be finally completed in July 2019.

**(07/07/18) The HMS is in the final phases of interior renovations will commence late this month when students vacate the building. Areas include the Gymnasium, Library and Cafeteria. The site work will commence in late June as well including the crosswalk work at East Holland and Buck road.**

2. The final furniture delivery for HMS is scheduled for 16JUL18. **(07/07/18) All other furniture has been delivered. Additional cafeteria tables are required for HMS at a cost not to exceed \$33,875. This will be placed on the 21JUN18 Board agenda.**
3. LEED commissioning efforts are ongoing.
4. The building moves for HMS, NMS, RMS are scheduled for 22JUN18 – 29JUN18. Packing is in progress and all buildings are prepared for the moving services.
5. The planning for the demolition of the NMS is in the works. Efforts will be made to expedite the demolition to allow for the construction of the staff lot in 2018 in lieu of 2019. (05APR18) The environmental work at select areas including the locker rooms was completed over spring break to allow for the early demolition of select building components to make way for the new teacher's parking lot.
6. (9/7/17) Proposals for technology related items including, but not limited to cameras, speakers, access points, projectors, phones, and flat panel televisions are in progress. (11/2/17) procurement of the miscellaneous IT related items is ongoing, outstanding items include the televisions and JCI dashboard system for integration of the BMS and green building programming. (12MAR18) The outstanding items include, but may not be limited to televisions for the Green Kiosk program for both NMS and HMS. These items will be addressed through the FFE budget for each project. **(07/07/18) the televisions and associated accessories have been bid and will be included on the 21JUN18 Board agenda.**

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7. (05APR18) The board was reminded of the HVAC Contractor legal matter associated with the HMS project. An executive session is scheduled for the week of 09APR18 to further review with the board. (03MAY18) No follow-up discussions. Offsetting Change Orders to JRR and Hartford are in progress. **(07/07/18) the offsetting cost change orders will be included on the 21JUN18 Board agenda.**
8. **(07/07/18) Construction Waste Management Services for the NMS project were budgeted at \$150,000. In March of 2016, \$80,000 of the total costs were approved by the Board. An additional \$15,000 are required to complete the work. An amendment to the contract will be included on the 21JUN18 Board agenda. The services remain ~\$55,000 below budget.**

### **Wrightstown Elementary School Project**

9. The projects were approved by the Board on 20JUL17, progress since the approval includes, but is not limited to:
  - a. **(07/07/18)**
    1. **The project update included, but was not limited to:**
      1. **PlanCon Part G will be included on the 21JUN18 Board agenda.**
      2. **Questions were raised relative to the use of the WES by the Buck's County Board of Elections. *Post meeting note: A message was sent to a representative of the Board of Elections regarding the temporary closure of the WES.***

### **Rolling Hills Elementary School Project**

10. **(07/07/18) The project update included, but was not limited to:**
  1. **The project schedule was reviewed.**
  2. **The ACE Grant determination is expected on or around 17JUL18.**
  3. **The LD sketch plans are in progress for presentation to the Northampton township on 10JUL18.**
  4. **The solar array location has been established on the roof area. Pending the award of the ACE Grant, approximately 22% of the electricity will be generated from photovoltaic arrays.**
  5. **The final schematic plans as approved by the board were reviewed.**
  6. **PlanCon Parts A and B will be included on the 21JUN18 Board agenda.**

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#### **Moving Services Update**

11. An update was provided, including but not limited to the following:
  - a. **(07/07/18) the Gantt master moving schedule was reviewed.**
  - b. (05APR18) CRSD met with KVK on 05APR18 and is working out the details to utilize 6,000 SF of storage space with the KVK facility. CRSD is in the process of preparing an inventory of materials to be stored for further review with KVK. **(07/07/18) In progress**

#### **Achieve/Sloan-LSAC Facility Update**

12. (07/07/18) An update was provided, including but not limited to the following:
  - a. LSAC Facility is leased through 30JUN20.
  - b. Options include, but are not limited to:
    1. Renew the lease with LSAC
    2. Search for leased space elsewhere in the district
    3. Search for space to renovate
    4. Search for space for new construction
    5. Consider renovations to the RMS
  - c. A DRAFT program was developed with Dr. Lambert to establish the ideal building size. Should considerations to move the program be considered, the ideal size based on current program and design standards is approximately 25,000 SF. The current LSAC leased space totals approximately 17,000 SF.
  - d. An estimate of probable costs to renovate a portion of the RMS without demolition to remaining spaces is approximately \$9M. The estimate to consider new construction, excluding site acquisition is \$12.8M. These are very preliminary estimates and require further study should this option be considered.

#### **Capital Improvements Project Update:**

1. In follow- At the meeting, Bid Bundle No. 1 and 2 were preferred at a cost not to exceed on or around \$4.5-4.7M (The actual costs is to be determined based upon the removal of the Walt Snyder Stadium sound system and scoreboard per the Board's request and the addition of the synthetic floor replacement at RES and HCES from Bid Bundle No. 3). Two Bid Bundles will be prepared and included for Board action on the 16NOV17 Board agenda. (12/14/17) No update was provided however, for informational purposes, the board approved a \$4.7 bid bundle

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2. **(07/07/18) The update of the CIP included, but were not limited to:**
  - a. **The projects list and percentage of completion for each was presented.**
  - b. **Consideration to replace the double hung windows at the Chancellor Center project were discussed. The board was in favor. This item will be included on the 21JUN18 Board agenda.**
  - c. **The CIP budget was reviewed based on the recent RMS bids and the potential CC window change order. The contingencies would be adjusted to approximately \$216k.**
3. **(07/07/18) Three-Phase power issue at the HES were reviewed. The addition of Power Factor correction modules (Powergy Clean Power Systems) were presented and will be considered for the HES. This item will be placed on the 21JUN18 Board agenda.**

#### **Miscellaneous Update**

1. Maintenance, Supplies and Professional Service Contracts were reviewed. Approximately 27 contracts will be included on the 21JUN18 Board agenda.
2. The CRHS North flood event was reviewed. A complete report outlining all damages, costs, photos, plans, etc. will be forwarded to the insurance provider for reimbursement. The repairs are in the process of being bid at an estimated cost of \$150,000. The lowest qualified bidder will be included on the 21JUN18 Board agenda.
3. (05APR18) The CRSD is working closely with KVK to develop storage within the KVK facility (6,000 SF). The CRSD is in the process of preparing an inventory list to be reviewed with KVK. In addition, the CRSD will skid all materials delivered to KVK to maximize the efficiencies for both parties as the materials are delivered to and removed from KVK. (03MAY18) No update provided, info forthcoming from KVK. **(07/07/18) Update forthcoming, KVK working with a third party to lease space for the CRSD.**

#### **Board/Consent Agenda Items:**

1. The following items were reviewed for placement on the 21JUN18 Board (BA) or Consent Agenda (CA):
  - a. (07/07/18) Maintenance, Service, Supplies and professional service agreements.
  - b. (07/07/18) Newtown MS Construction Waste Contract Amendment
  - c. (07/07/18) Holland Middle School Takeover – Change Orders
  - d. (07/07/18) Holland Middle School – Cafeteria Tables
  - e. (07/07/18) Wrightstown ES – PlanCon Part G

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- f. (07/07/18) Rolling Hills ES – PlanCon Parts A/B
- g. (07/07/18) Chancellor Center – Window Replacement
- h. (07/07/18) Holland ES – Powergy Clean Power Systems (Power Factor)
- i. (07/07/18) CRHS North Select CR Renovations (Flood Damage)

### Upcoming Agenda Items:

1. Upcoming FACCOM Agenda items were reviewed.

### Public Comments:

1. Nancy Carroll noted that the Achieve program is a very good program and the location should be further discussed. Does not feel the location has to be in close proximity to community. Questioned the availability of space at CRHS North for the program.
2. Nancy Carroll followed up on the security discussions, noted that the majority of shooters are or were students and knowledgeable of the facilities.
3. Nancy Carroll followed upon the conversation relative to the SRO. Nancy agrees that the governing authorities should contribute to costs of the SRO's.

The meeting adjourned at approximately 8:45PM.

Anyone taking exception to the statements in these minutes, including omissions, shall notify the CRSD in writing within three (3) business days of receipt.

Respectfully Submitted,  
**Council Rock School District**

***Douglas Taylor***

Doug Taylor, Assoc. AIA, AVS  
Director of Operational Services

Distribution: Post to CRSD website & See YouTube Video at crsd.org website

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