







Council Rock School District Facilities Committee Meeting

May 20, 2021

FACILITIES COMMITTEE MEETING AGENDA

I. Energy Management Update

a. Energy Performance Report



II. Security Update

a. Training and General Update

III. Facilities Improvements Projects Update

- a. New Council Rock STAR Center Project
- b. Hillcrest Elementary School Additions and Renovations Project
- c. Sol Feinstone Elementary School Additions and Renovations Project
- d. CRHS South Synthetic Turf Field Project



FACILITIES COMMITTEE MEETING AGENDA

IV. Capital Improvement Projects

a. Updates

V. Miscellaneous Agenda Items

- a. Routine Maintenance and Service Agreements
- b. Professional Service Agreements
- c. MM Welch Elementary School Trail Easement Modifications
- d. Superior Turf Agreement
- e. ABM Update ABM
- f. Facilities Use Fees/Agreements

VI. Board Agenda Items

VII. Upcoming Meetings and Topics



ENERGY MANAGEMENT UPDATE



Energy Management Update

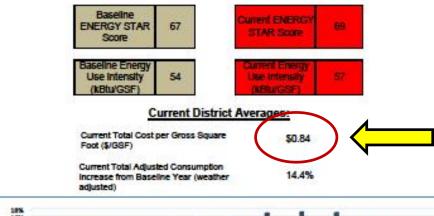
Aramark Monthly Energy Reporting

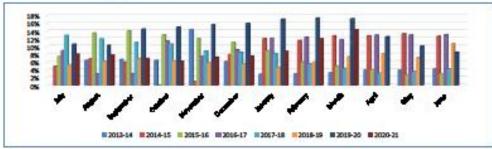


March 2021

Council Rock School District

March 2021 District Performance Overview:





Notes:

- 1 Current performance is a 12 month total entiting with the month listed for the report. Energy Use Index is based on actual utility consumption. Percent Reduction is based on weather normalized consumption to eliminate unknowns due to weather.
- 2 Baseline information is based on data from Flacal Year (FY) 2010. With the exception of Holland EL, Goodnos EL, and Churchville EL Whose baselines have been need to FY 2015. Sol Feinstone EL's baseline has been updated to the 12 month period ending August 2015. Holland and Newtown Middle School have a baseline period ending August 2018.
- 3 Wrightstown Elementary School will be added back to the performance with a baseline period ending 3/29/2020. This will need to be reset once a full operating year has been completed (8/29/2020) Due to Covid this will be pushed back a year to 8/29/2021.
- 4 Rolling Hills Elementary School is closed for renovation beginning June 2019. It will be excluded from performance beginning June 2019 August 2009" (New date of October 2009 due to COMD and State Interruptions of construction.) Due to a meter change-out there is a gap in information between 07/2019 and 10/2020. As a result. Assembly will not be including performance on this school until a full year of operating data has been completed under the new meters. If the bif can be provided



SECURITY UPDATE



Security Update

Security – Training, Equipment and Operations Update

- Training
 - ✓ PA Act 67 School Security Guard Training
 - 40 hour course by National Assoc. of School Resource Officers (NASRO)
 - All Staff trained
- Miscellaneous
 - ✓ Safe 2 Say Something Program





FACILITIES IMPROVEMENTS PROJECTS UPDATE



Hillcrest Elementary School Additions and Renovations Project – Construction Update

New Council Rock STAR Center Construction:

- Construction Update
 - ✓ Above ceiling inspections complete
 - ✓ Installation of finishes
 - ✓ Site work including paving and sidewalks
 - ✓ Preconstruction meeting for traffic signal installation (separate contract)
 - **✓** Completion Date:

30JUN21

✓ Physical Move from former RMS:

01JUL21 - 08JUL21

✓ Delivery of Furniture- PEMCO:

12JUL21



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Hillcrest Elementary School Additions and Renovations Project – Construction Update

Hillcrest Elementary School Additions and Renovations:

- Vacating and Moving HCES and Sloan-Twilight-ACHIEVE
 - ✓ Planning preparation of teaching spaces at the former RMS with Principals Sam Smith and Jim Vacca
 - ✓ Planning physical moves with staff of HCES and Sloan-Twilight-ACHIEVE programs currently operating at the former RMS
 - ✓ Physical move HCES and CR STAR Center

01JUL21 - 08JUL21

- Land Development Process
 - ✓ Finalizing Land Development Agreement, Municipal Improvements Security Account Agreement and Best Management Practices Monitoring, Operation and Maintenance Agreement and Construction Permitting with Northampton Township
 - ✓ Bucks County Conservation District/Township Meeting: 22APR21
- PlanCon Approval
 - ✓ PlanCon Part G Project Accounting Based on Bids



Hillcrest Elementary School Additions and Renovations Project - Construction Update

Hillcrest Elementary School Additions and Renovations:

Construction Update

✓ Kick-Off Meeting with Contractors: 19APR21

✓ Start site work: 01JUL21

✓ Start building demolition activities: 08JUL21

✓ Completing agreements with subcontractors

✓ Preparing project schedule

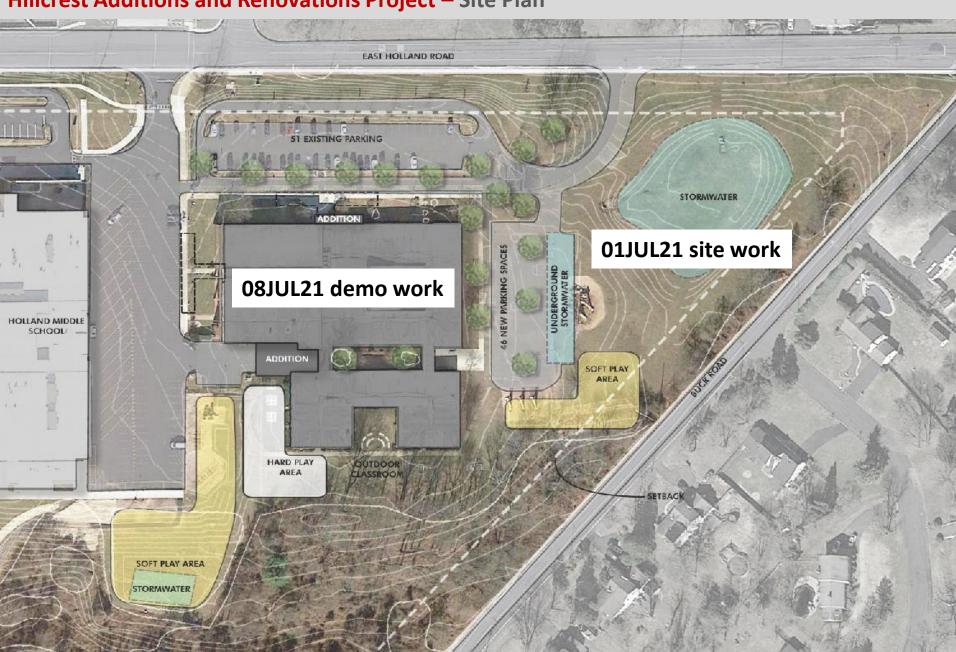
✓ Preparing product submittals

✓ Preparing LEED paperwork, monitoring process and ACE Grant processing





Hillcrest Additions and Renovations Project - Site Plan





Hillcrest Additions and Renovations Project - Floor Plan





Timerest Elementary	School Additions & Renovations Proj	ects – construction budget

HILLCREST ELEMENTARY SCHOOL – PROJECT BUDGET UPDATE		
CONSTRUCTION		

IIEIVI

COMMENTS

Includes additions and site construction

Includes LEED Design and Certification

Construction Costs

General Construction

Electrical Construction Plumbing Construction

Mechanical Construction

Soft Costs

Soft Costs (Fees and Contingencies)

Total Construction Cost

TOTAL PROJECT COSTS

Total Soft Costs

CONSTRUCTION BUDGET

\$ 10,806,500

2,870,000 2,739,500

1,271,000

4,270,360

\$ 3,449,402

\$ 21,136,402

820,958)

(\$

\$ 17,687,000

Budget \$22,960,302

(\$1,823,900)

ACE Grant Award

Sol Feinstone Elementary School Additions and Renovations Project - Construction Update

Sol Feinstone Elementary School Additions and Renovations:

- Vacating and Moving Phase I Areas of Construction
 - ✓ Planning preparation of temporary teaching spaces and on-site traffic changes with Principal John Harlan
 - ✓ Planning physical internal moves with staff
 - ✓ Physical Phase I moving activities commence:

28JUN21

- Land Development Process
 - ✓ Finalizing Land Development Agreement, Municipal Improvements Security Account Agreement and Best Management Practices Monitoring, Operation and Maintenance Agreement and Construction Permitting with Upper Makefield Township
 - ✓ Bucks County Conservation District/Township Meeting: 14MAY21
- PlanCon Approval
 - ✓ PlanCon F Construction Documents-Part 'C' Post Bid Opening Certification

Sol Feinstone Elementary School Additions and Renovations Project - Construction Update

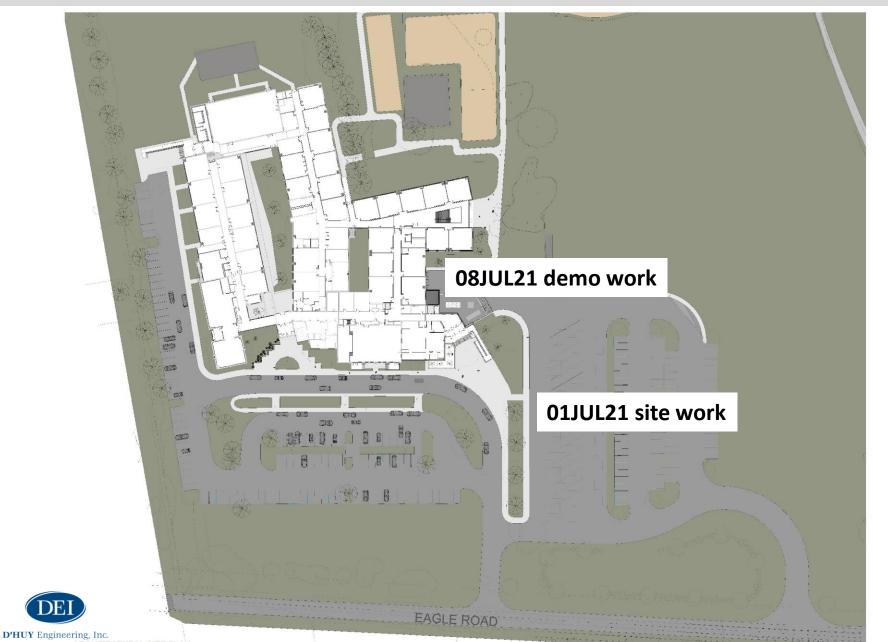
Sol Feinstone Elementary School Additions and Renovations:

- Construction Update
 - ✓ Completing agreements with subcontractors
 - ✓ Preparing project schedule
 - ✓ Preparing product submittals
 - ✓ Kick-Off Meeting with Contractors: 30APR21
 - ✓ Start site work: 03MAY21
 - ✓ Start environmental remediation/building demo. activities: 03JUL21



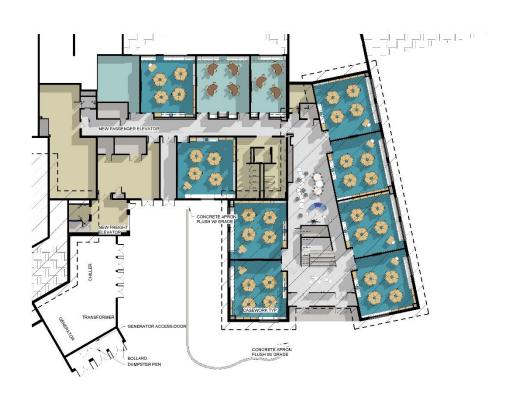


Sol Feinstone Elementary School Additions & Reno. Project – Site Plan





Sol Feinstone Elementary School Additions & Reno. Project – Floor Plan









Sol Feinstone Elementary School Additions & Reno. Project – Floor Plan







Sol Feinstone Elementary School Additions & Reno. Project – Floor Plan

Design Development Phasing Coordination

Site Phasing:

- In order to complete the Phase I classroom addition (needed before building renovations). New utility lines overlapping existing include, but are not limited to:
 - Sanitary lines
 - Propane (ILO #2 fuel oil)
 - Electric service and transformer
 - Water service (supplied from well)
 - Fiber lines
 - Hydronic piping from chillers
 - Emergency generator







SCHRADERGROUP

COUNCIL ROCK SCHOOL DISTRICT

Sol Feinstone Elementary School Additions & Reno. Project - Floor Plan







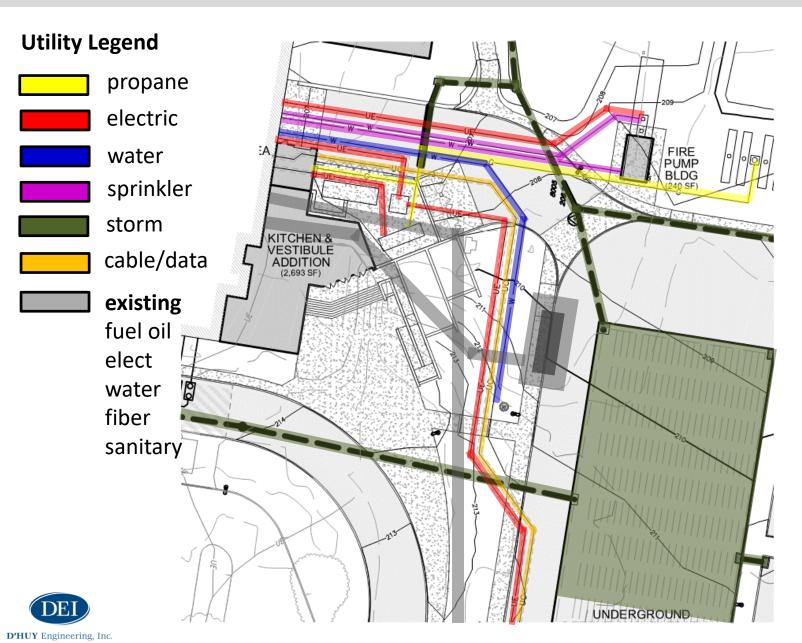
OVERALL GRADING & C401

D'HUY Engineering, Inc.





Sol Feinstone Elementary School Additions & Reno. Project – Floor Plan

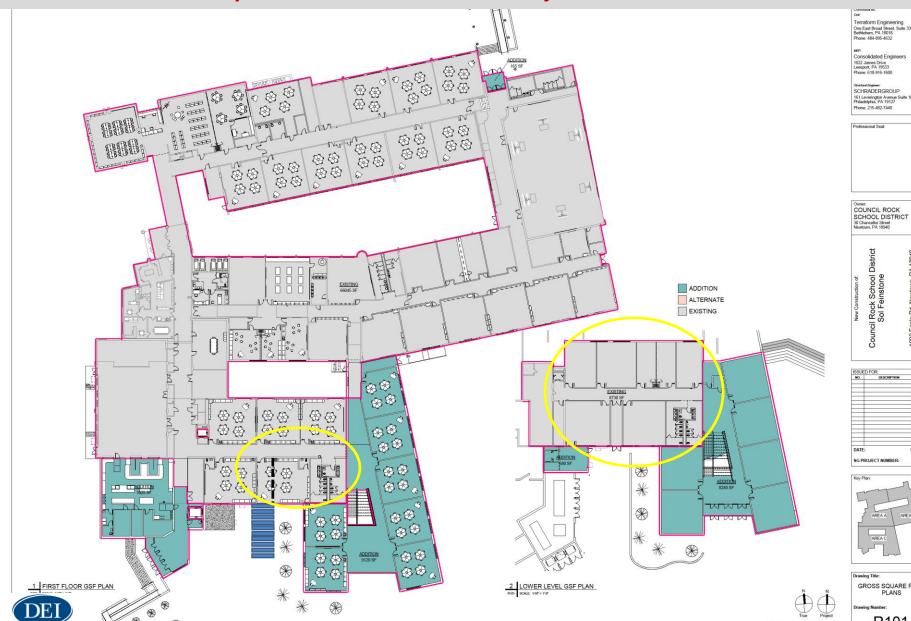


D'HUY Engineering, Inc.

SCHRADERGROUP



Sol Feinstone Elementary School Additions & Reno. Project - Floor Plan



161 Leverington Avenue Suite 105 Philadelphia, PA 19127





GROSS SQUARE FOOT R101

50% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

Sol Feinstone Elementary School Additions & Renovations Projects - Construction Budge

\$ 15,966,400

4,833,000

3,924,000

2,235,000

\$ 27,143,924

4,572,910

\$ 4,572,910

\$ 31,716,834

185,524

\$

SOLI LINSTONL ELLIVILINIANT SCHOOL - PROJECT DODGET OPDATE			
ITEM	CONSTRUCTION BUDGET	COMMENTS	

Construction Costs

Total Construction Cost

TOTAL PROJECT COSTS

Total Soft Costs

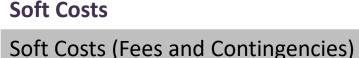
General Construction

Mechanical Construction

Electrical Construction

Plumbing Construction Environmental Construction







+\$216,834

Includes additions and site construction

Budget \$31,500,000

Facilities Improvements Projects Update



CRHS South Synthetic Turf Project – Construction Update

CRHS South Synthetic Turf Project:

- Land Development Process
 - ✓ Finalizing Land Development Agreement, Municipal Improvements
 Security Account Agreement and Best Management Practices Monitoring,
 Operation and Maintenance Agreement and Construction Permitting with
 Northampton Township
 - ✓ Bucks County Conservation District/Township Meeting: 14MAY21



Facilities Improvements Projects Update



CRHS South Synthetic Turf Project – Construction Update

CRHS South Synthetic Turf Project:

- Construction Update
 - ✓ Completing agreements with subcontractors
 - ✓ Preparing project schedule
 - ✓ Preparing product submittals
 - ✓ Kick-Off Meeting with Contractors:20APR21
 - ✓ Site Walk with Contractors and Administration: 28APR21
 - ✓ Start site work: 03MAY21



CAPITAL IMPROVEMENTS PROJECTS UPDATE



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2021 Summer CIP Projects – Progress Update

CRHS South Glazing Replacement

CRHS North Natatorium Starting Blocks

CRHS North Admin HVAC Replacement

CR STAR Signal and 15MPH Flashers

HMS Rain Garden Modifications

CRHS South Terrazzo Repairs

SAIL House Stair Construction

District-Wide HVAC IAQ Improvements

20-43

20-44

20-45

20-46

20-51

20-52

20-55

21-11

Summer 2021 CIP Project Plan						
Project No.	Project Name	Progress				

clearances.

✓ Submitted glazing samples for approval

✓ Preparing terrazzo samples for approval

✓ Bid Phase: Pre-bid meeting 11MAY21 Bid Due 27MAY21

✓ Bid Phase: Pre-bid meeting 11MAY21 Bid Due 27MAY21

✓ Preconstruction Meeting, field measured, preparing submittals, schedule and

✓ Preconstruction Meeting, preparing submittals, schedule and clearances

✓ Preconstruction Meeting, preparing submittals, schedule and clearances.

capital improvements Projects	Opuati
2021 Summer CIP Projects – Budget Undate	

Project Name

CRHS North Natatorium Starting Blocks

CRHS North Admin HVAC Replacement

District-Wide HVAC IAQ Improvements

TOTAL CURRENT CONSTRUCTION COSTS

TOTAL ESTIMATED CONSTRUCTION COSTS

20-55 estimated cost

21-11 estimated cost

Fees and Contingencies

TOTAL PROJECT BUDGET

CR STAR Signal and 15MPH Flashers

HMS Rain Garden Modifications

CRHS South Terrazzo Repairs

SAIL House Stair Construction

CRHS South Glazing Replacement

Project

No.

20-43

20-44

20-45

20-46

20-51

20-52

20-55

21-11

Capitai	ımpro	ven	nents	Pro	jects	upaat
	0.5				_	

Comments

Excludes Traffic Signal - included

w/ CR STAR Center Budget

Excludes 20-55 and 21-11

Budget \$995,000

Budget \$20,000

Bids due 27MAY21

Bids due 27MAY21

Cap	itai iii	ibioseii	ilelit?	riojects	opuate
2021	Summer (IP Projects	- Rudget	Undate	

Capital Improvements Projects Update	G
2021 Summer CIP Projects – Budget Update	

Original

Contract

Amount

\$125,450.00

\$67,840.00

\$143,221.00

\$117,246.00

\$68,356.00

\$202,000.00

STBD

\$TBD

\$724,113.00

\$995,000.00

\$20,000.00

\$1,739,113.00

\$1,510,887.00

\$3,250,000.00

Summer 2021 CIP Project Plan (Based on \$3.25M Budget)

Contract

Adjustments

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Adjusted

Contract

Amount

\$125,450.00

\$67,840.00

\$143,221.00

\$117,246.00

\$67,500.00

\$202,000.00

STBD

\$TBD

\$724,113.00

\$995,000.00

\$20,000.00

\$1,739,113.00

\$1,510,887.00

\$3,250,000.00



2021 Summer CIP Projects – Project No. 20-55 District-Wide HVAC IAQ Improvements

Bipolar Ionization – IAQ Improvements

- Creates positive and negative oxygen ions which attach to viruses to neutralize them
- Added benefits include mitigating mold spores, pollen, bacteria and odors
- Units are compact and are mounted in existing HVAC equipment, typically powered by existing power within the equipment
- Units are connected to the BMS to simply monitor power on /off
- Units are quiet with no impact to the classroom environment
- Installation impact can be measured by counting the number of ions present before and after installation – baseline testing in advance of project

Scope of Work

- Approx. 225 AHU's and 650 Terminal Units
- All schools included in current bid process (exclusions: CR STAR – addressed in project and TFR – HVAC system doesn't permit)
- The units installed at the former RMS, RES and SFES will be used as replacement units when those units are removed at a later date



Estimate of Probable Cost

• \$995,000



2021 Summer CIP Projects – Project No. 21-11 SAIL House Stair Construction

SAIL House Stair Construction

- The deck is in poor condition and does not meet more stringent codes pertaining to deck construction
- The deck is not required as part of the Special Services programming at the SAIL House
- The house entry is on grade at the front entry and two stories on opposite side
- The existing deck includes stairs which are required for secondary emergency egress

Scope of Work

• The existing deck will be demolished and replaced with emergency egress stairs

Estimate of Probable Cost

• \$20,000





2021 Summer CIP Projects – Schedule for Projects 20-50 and 21-11

Bipolar Ionization – IAQ Improvements (20-25) / SAIL House Stair Replacement (21-11)

Task	Start Date	Finish Date	Comments
Advertise Bids	26APR21	10MAY21	
Pre-bid Meetings		11MAY21	
Bids Due		27MAY21	After 20MAY21 FACCOM
Award Bids		03JUN21	Allow for summer start of work
Project Completion	04JUN21	31DEC21	Work during non-school hours

MISCELLANEOUS UPDATE Miscellaneous



Maintenance/Supply Bids – Bid Results and Recommendations

Supply Bid (includes but not limited to):

- Bid No. 21-12 No. 2 Fuel Oil and Gasoline Supply Bid
 - ✓ No. 2 Fuel Oil SFES and SAIL House
 - ✓ Gasoline Former RMS (District Maintenance and Transportation Vans)
 - √ 1-Year Supply Bid
- Proposed Bid Award:
 - Wilson Oil and Propane (No. Fuel Oil floating price) \$0.1179/gallon
 - Wilson Oil and Propane (Gasoline floating price) \$0.1769/gallon





Maintenance/Supply Bids – Bid Results and Recommendations

Supply Bid (Includes but not limited to):

- Bid No. 21-13 Propane Supply Bid
 - ✓ SFES and TFR Maintenance Facility
 - √ 1-Year Supply Bid
- Proposed Bid Award:
 - Wilson Oil and Propane (fixed price)

\$1.4590/gallon





Maintenance/Supply Bids – Bid Results and Recommendations

Maintenance Bid (Includes but not limited to):

- Bid No. 21-14 Wood Gym and Other Wood Floor Maintenance Services
 - ✓ CRHS North, South, HMS, NMS, CES and RES (stage floors)
 - ✓ Due to COVID closure many gym floors are excluded from 2021 bid
 - √ 1-Year Maintenance Bid
- Proposed Bid Award:
 - RB Myers Flooring

\$13,242.00





Maintenance/Supply Bids – Bid Results and Recommendations

Service Bid (Includes but not limited to):

- Bid No. 21-15 Integrated Pest Management Service Bid
 - ✓ Commercial Pesticide Business License PA Dept. of Agriculture
 - ✓ Valid Pesticide Applicators License
 - ✓ Responsible pest control within 10' of building exterior.
 - ✓ Pest Management Plan
 - √ 3-Year Service Agreement

- Proposed Bid Award:
 - Moyer Indoor Outdoor \$39,660.00





Maintenance/Supply Bids – Bid Results and Recommendations

Service Bid (Includes but not limited to):

- Bid No. 21-16 Sprinkler System Maintenance Bid
 - **✓** Test and Inspect sprinkler standpipe, fire pumps and backflow preventers
 - **✓** Testing in compliance with NFPA standards
 - ✓ Written Certification
 - √ 3-Year Maintenance Agreement
- Proposed Bid Award:

• Fyr-Fyter \$19,360.00





Maintenance/Supply Bids – Bid Results and Recommendations

Service Bid (Includes but not limited to):

- Bid No. 21-17 Chiller Preventative Maintenance Service Bid
 - ✓ Check operation, controls, verify performance
 - ✓ Review and provide reports for seasonal start-up and seasonal shutdown
 - ✓ Annual tube cleaning, lubrication, oil levels, flow sensors, pumps
 - √ 3-Year Maintenance Agreement
- Proposed Bid Award:

• Carrier Corporation \$102,600.00



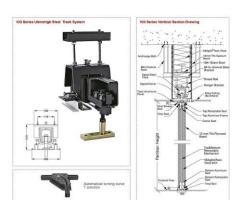


Maintenance/Supply Bids – Bid Results and Recommendations

Service Bid (Includes but not limited to):

- Bid No. 21-18 Folding Partition Maintenance Service Bid
 - ✓ Bi-annual inspections check all safety systems
 - ✓ Operate unit its full closure and opening adjust as necessary
 - ✓ Lubricate tracks and trolleys
 - ✓ Repair any sound sweeps, gaskets, etc.
 - √ 3-Year Maintenance Agreement

- Proposed Bid Award:
 - Modernfold/Styles, Inc. \$55,875.00





Maintenance/Supply Bids – Bid Results and Recommendations

Service Bid (Includes but not limited to):

- Bid No. 21-19 Certified Domestic Well Water Sampling and Testing Bid
 - ✓ Serve as Districts Certified Water Operator
 - Perform monthly and annual testing
 - ✓ Report results to the PA Department of Environmental Protection and Bucks County Department of Health
 - ✓ Coordinate sampling and results with Districts Hydrogeologist
 - √ 3-Year Maintenance Agreement
- Proposed Bid Award:
 - Suburban Water Technologies, Inc. \$23,100.00





Maintenance/Supply Bids – Bid Results and Recommendations

Service Bid (Includes but not limited to):

- Bid No. 21-20 Boiler Maintenance Bid
 - ✓ Provide annual combustion testing for each burner
 - ✓ Adjust boilers for maximum efficiency
 - ✓ Provide support for boiler certifications or PA L&I Inspections
 - ✓ Review controls and pumps
 - √ 3-Year Maintenance Agreement

Proposed Bid Award:

• Industrial Boiler Company, Inc. \$94,550.00





Maintenance/Supply Bids – Bid Results and Recommendations

Service Bid (Includes but not limited to):

- Bid No. 21-21 Water Testing and Treatment Services Bid
 - ✓ Maintain water and chemical feeding systems for chilled water cooling systems, hot water heating systems and water softeners
 - ✓ Collect and analyze all required water samples
 - ✓ Inspect equipment including water level safety systems
 - √ 3-Year Maintenance Agreement

- Proposed Bid Award:
 - Scientific Boiler Water Conditioning \$43,335.00



Maintenance/Supply Bids – Bid Results and Recommendations



Service Bid (Includes but not limited to):

- Bid No. 21-22 Elevator and Wheelchair Lift Preventative Maintenance Bid
 - ✓ Monthly inspection including operation to each stop
 - ✓ Clean equipment, rails, door hangers, car tops, etc.
 - ✓ Lubricate rails, door operators and door linkage
 - ✓ Inspect brakes, governor and safety adjust as necessary
 - ✓ Check hydraulic fluids, seals and check for leaks
 - √ 3-Year Maintenance Agreement
- Proposed Bid Award:
 - Kencor, LLC \$88,200.00



Maintenance/Supply Bids – Bid Results and Recommendations



Service Bid (Includes but not limited to):

- Bid No. 21-23 Fire Extinguisher Maintenance Bid
 - ✓ Annual on-site inspection and preventative maintenance service
 - ✓ Update label on each extinguisher following inspection
 - ✓ Provide temporary replacement for any extinguisher requiring service
 - √ 3-Year Maintenance Agreement

Proposed Bid Award:

• Fire and Security Technologies \$4,620.00





Maintenance/Supply Bids – Bid Results and Recommendations

Service Bid (Includes but not limited to):

- Bid No. 21-24 Fire Alarm Service Bid
 - **✓** Semi-annual on-site inspection and preventative maintenance service
 - ✓ Provide support for any local fire marshal or state inspections
 - ✓ Includes inspection of kitchen fire hoods, magnetic door hold opens, water flow and tamper modules per latest NFPA
 - ✓ Clean smoke detectors and label
 - ✓ Test horns and strobes, contact devices, control circuits, auto dialers, etc.
 - √ 3-Year Maintenance Agreement

- Proposed Bid Award:
 - Fire and Security Technologies \$43,500.00





Maintenance/Supply Bids – Bid Results and Recommendations

Service Bid (Includes but not limited to):

- Bid No. 21-25 Desert Aire Preventative Maintenance Service Bid
 - ✓ CRHS North Natatorium dehumidification system
 - ✓ Preventative maintenance , inspection, testing, adjusting, lubrication
 - √ 3-Year Maintenance Agreement
- Proposed Bid Award:

H & H Commercial Services, Inc. \$82,820.00





Maintenance/Supply Bids – Bid Results and Recommendations

Service Bid (Includes but not limited to):

- Bid No. 21-26 Biological Waste Service Bid
 - ✓ Collection of biological waste from HS science programs
 - ✓ Provide new, labeled, sealable 20 gallon containers for each HS
 - ✓ Includes specimen bags, containers, gloves, paper products
 - ✓ Replace containers bi-annually
 - √ 3-Year Maintenance Agreement

Proposed Bid Award:

Advent Edge Solutions of Middle Atlantic, Inc. \$19,4

\$19,480.00





Maintenance/Supply Bids – Bid Results and Recommendations

Service Bid (Includes but not limited to):

- Bid No. 21-27 Ballast, Battery, Bulb Recycling Service Bid
 - ✓ Collection of ballasts, batteries and bulbs in compliance with EPA
 - ✓ Pick-up materials on an as-needed basis
 - ✓ Legal disposal/recycling including manifest for all materials removed from the district
 - √ 3-Year Maintenance Agreement
- Proposed Bid Award:
 - Complete Recycling Solutions, LLC \$10,492.50



Maintenance/Supply Bids – Bid Results and Recommendations



Service Bid (Includes but not limited to):

- Bid No. 21-29 Collection and Disposal of Electronic Waste Bid
 - ✓ Responsible Recycling (R2) Certification required
 - ✓ Pick-up materials on an as-needed basis
 - \checkmark Manage minimum of two (2) annual community collections
 - ✓ Legal disposal/recycling including manifest for all materials removed from the district including weight and breakdown of recyclable components diverted from landfills
 - √ 3-Year Maintenance Agreement
- Proposed Bid Award:
 - Tech Collect Pros LLC \$0.00

Note: E-Waste Experts sold electronic waste component to Tech Collect Pros LLC in 2021





Professional Services – Environmental Testing and Reporting: RFP 21-28

AHERA 3-Year Re-Inspection Reporting:

- ✓ The Asbestos Hazard Emergency Response Act (AHERA) regulations require public school districts and non-profit schools to:
 - Perform an original inspection to determine whether asbestoscontaining materials are present and then re-inspect asbestoscontaining material in each school every three (3) years
 - Provide yearly notification to parent, teacher, and employee organizations on the availability of the school's asbestos management plan and any asbestos-related actions taken or planned in the school
 - Develop, maintain, and update an asbestos management plan and keep a copy at the school
 - Designate a contact person to ensure the responsibilities of the public school district or the non-profit school are properly implemented
 - Perform periodic surveillance of known or suspected asbestoscontaining building material
 - Provide maintenance staff with asbestos-awareness training



Professional Services – Environmental Testing and Reporting: RFP 21-28

- AHERA 3-Year Re-Inspection Reporting:
 - ✓ Consistent survey's and reporting by E2S for Annual Reporting, 3-year Re-Inspections, Lead Testing and Facility Improvement Projects limits risk to the CRSD
- 2020 District Wide Lead in Drinking Water Testing and Reporting (Annual):
 - ✓ Under the PA Act 39 of 2018, schools may, but are not required to, test for lead levels annually in the drinking water of any facility where children attend school. *CRSD has been testing annually before Act 39 of 2018.*
 - ✓ If a school chooses not to test for lead levels, then the school must discuss lead issues in school facilities at a public meeting once a year. This meeting may be a stand-alone meeting or part of an existing public meeting (such as a school board meeting). CRSD both tests and discusses at FACCOM Meeting.







Professional Services – Environmental Testing and Reporting: RFP 21-28

Right to Know – Global Harmonizing System (Annual):

✓ The PA Worker and Community Right to Know Act 159-1984 created a system for communicating information about hazardous material used, product or stored at work sites in the Commonwealth. The law requires schools to disclose and disseminate information about substances defined by the State as hazardous in the classroom and school environment to employees, students, and the general public which must be completed no later than April 1 of each year (updated annually).

Aboveground Storage Tanks (Every 5–Years):

✓ Provide Spill Prevention Control and Countermeasures Plan (SPCC) in accordance with 40 CFR, sections 112.3, 112.4 and 112.5. Schools - CRHS North, CRHS South, HMS, NMS, SFES

Radon Testing (Every 3-Years):

✓ Radon testing services and reporting by a PA DEP certified testing and analysis firm.





Professional Services – Environmental Testing and Reporting: RFP 21-28

ENVIRONMNTAL TESTING SERVICES RFP 21-28 - RESULTS AND RECOMMENDATION							
FIRM NAME	AHERA (6 MONTH & 3-YEAR)	ASBESTOS AWARENESS TRAINING (6 SESSIONS)	RIGHT TO KNOW ACT	AGT SPILL CONTROL PLAN	RADON TESTING	LEAD IN DRINKING WATER TESTING	TOTAL PROPOSAL
Criterion Labs, Incorporated	\$22,250	\$2,100	\$20,000	\$3,000	\$90,250	\$11,470	\$149,070
Cocciardi and Associates, Inc.	Did Not Respond to RFP						
Element Environmental Solutions*	\$13,750	\$6,300	\$8,700	\$2,000	\$21,500	\$15,785	\$68,035
Synertech Incorporated	\$258,000	\$9,000	\$25,000	\$12,000	\$75,000	\$42,000	\$421,000



*Recommended award based on prior experience with CRSD dating back to Goodne ES project, ongoing IAQ testing throughout district, current involvement at SFES and firms qualifications and knowledge of the districts facilities and history



Professional Services – RPE Professional Services and Summer Projects: RFP 21-30

Engineer of Record – Assist with Summer Projects (2021-22 thru 2023-24):

- ✓ Review CRSD proposed 5-year plan, budget and schedule with Dir. of Ops.
- ✓ Propose Design Team: Arch/Eng, Civil, Mechanical, Plumbing, Electrical
- ✓ Perform field investigations, surveys, etc. to prepare bid packages
- ✓ Prepare bid documents and manage bids
- ✓ Prepare contracts, review bonds, insurance for conformance with documents
- ✓ Provide construction administration services
- ✓ Provide construction observations, punchlists, etc.
- ✓ Provide construction closeout documents
- ✓ Professional fees are based on a sliding scale fee schedule



Professional Services – RPE Professional Services and Summer Projects: RFP 21-30

RPE PROFESSIONAL SERVICES AND SUMMER PROJECTS RFP 21-30 - RESULTS AND RECOMMENDATIONS

FIRM NAME	less than \$25,000	\$25,001 to \$100,000	\$100,001 to \$300,000	\$300,001 to \$500,000	\$500,001 to \$1,000,000	\$1,000,001 to \$2,000,000	\$2,000,001 to \$5,000,000
Breslin Ridyard Fadero Architects	\$TBD	\$TBD	\$TBD	\$TBD	\$TBD	\$TBD	\$TBD
D'Huy Engineering Incorporated	\$TBD	\$TBD	\$TBD	\$TBD	\$TBD	\$TBD	\$TBD
SchraderGroup Architecture, LLC	\$TBD	\$TBD	\$TBD	\$TBD	\$TBD	\$TBD	\$TBD

Proposals Due: 21MAY21

Will be reviewed and recommended at 03JUN21 Board Meeting



Professional Services – Licensed Operator for Wrightstown ES Wastewater Treatment

- Sewage Treatment Facility Operations & Maint. of WES Wastewater Plant
 - ✓ Assumes responsibility for full time operation and maintenance of facility in compliance with PA DEP
 - Daily operations of the facility to ensure full compliance with permits governing the plant
 - Coordinate daily testing with CRSD and completion and filing of the monthly reporting to PA DEP via the report module



Professional Services – Licensed Operator for Wrightstown ES Wastewater Treatment

PROFESSIONAL SERVICES FOR WES WASTEWATER TREATMENT PLANT							
FIRM NAME Year 1 Year 2 Year 3							
Private Utility Enterprises, Inc. \$4,500 \$4,800 \$4,800							



*Recommended award based on the firms qualifications and knowledge of the system and plants history. The Year 2 and 3 increase reflects a \$25/month increase which is the firms first increase since 2018. Note: the yearly fee in 2011 (PUE first year as the CRSD licensed operator) was \$3,900, which reflects a total increase of only 1.5% per year on average.





MM Welch ES Modified Trail Easement

- ✓ The easement request (shown in yellow) was approved by the Board in 2016
- ✓ The trail connects a small parking area at New Road to the Northampton Township Municipal Park
- ✓ The Township received a 50/50 matching State grant through the DCED
 Greenways Trails and Recreation Program to construct the trail and small
 trailhead parking area at New Road
- ✓ The bid results were higher than anticipated due to a footbridge over the water basin area resulting in a bid rejection
- ✓ An alternative path has been suggested that would eliminate the footbridge and project costs accordingly (shown in red)
- ✓ The revised trail location would not impact the soccer field
- ✓ The Township is seeking Board approval of the proposed realignment and modified easement

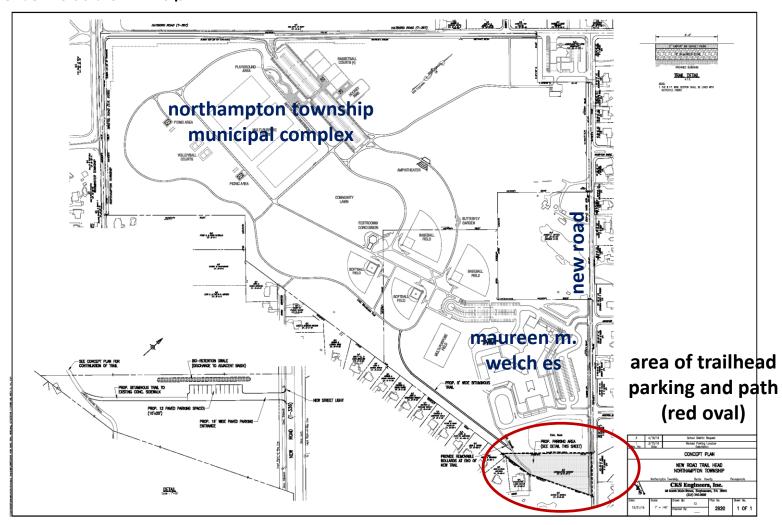






MM Welch ES Modified Trail Easement

Site Location Map:



Miscellaneous Update





MM Welch ES Modified Trail Easement

Proposed Reconfiguration - Enlarged image:



Miscellaneous Update



Howes Tract Lease Agreement – Superior Turf Lease Agreement Renewal

Superior Turf Howes Tract Lease Agreement

- ✓ The agreement extends through 30JUN24
- ✓ Benchmarking was performed three years ago resulting in a minor adjustment to the lease amount of \$5/acre
- ✓ The current agreement includes a \$5/acre increase or \$300/year
- ✓ Farm approximately 60 of the 72 acres available
- ✓ Total area farmed by Superior Turf is 60 acres x \$110/acre = \$6,600 annually
- ✓ Lease includes a 90-day termination notice Superior retains the right to harvest crops or sod if lease is terminated or District shall compensate Superior for such crops/sod at the then current market rate
- ✓ Superior and the District have benefited from the ongoing lease for over 10 years

Miscellaneous Update



Howes Tract Lease Agreement – Superior Turf Lease Agreement Renewal

Superior Turf Howes Tract Lease Agreement

Existing Site Image



Miscellaneous

ABM Custodial – Onboarding/Acclimation Update



- Ongoing management and training of current staff
- Ongoing interviews and hiring of staff positions
- ABM is preparing for their first summer of building cleaning and floor prep
- ABM coordinating the COVID floor decal removal with CRSD
- Viking Pure Systems stations have performed well for disinfection purposes
- Trained staff on enhanced cleaning and are continually retraining staff on the disinfecting of the high touch points
- Monthly joint meetings with ABM Administrators
- Staffing Required (FTE):

When	FTE Required	Current FTE	Action Plan
Summer	60	60	No Action Required
School Year	*75.5	76.5	Recent Loss of 2 FTE
Evening Supervisors	2	2	No Action Required
Daytime Leads	14	14	No Action Required
Nighttime Leads	14	14	No Action Required

^{*}Total 78.5 FTE including General Manager, Account Manager & Supervisor





CRSD Facilities Use Fees – Proposed Modifications (General Comments)

Facilities Use Fees Benchmarking and Recommendations:

- Facilities Use Fees last updated in September of 2014 (Admin. Reg. 707)
- Benchmarking performed on fees of neighboring districts before the pandemic
 - ✓ Centennial, Central Bucks, Pennsbury, New Hope-Solebury & Pennridge
- Benchmarking revealed considerations to increase fees
- Other considerations include, but are not limited to:
 - ✓ Increased costs to maintain interior spaces (preventative maintenance)
 - Sound boards, gym floors, auditoriums, etc.
 - Increased costs to extend hours of district staff
 - ✓ Increased costs to maintain exterior fields
 - Need to aerate and over-seed exterior fields use
 - Increased cost to extend hours of district staff
 - **✓** Tournament play fees disproportionate in comparison to use fees
 - ✓ Increased utility charges for site lighting, field lighting and AC
 - ✓ Increased costs to extend Aramark custodial and CRSD Maint. teams



School Level

Field Type

HIGH SCHOOLS

Athletic Field

Auditorium

Auditorium

(additional hours same day)

Gymnasium

Auxiliary Gymnasium

Band Rooms/FCS

Cafeteria

Classroom

Lecture Room (LGI)

Library



Per 4 Hours

Non-Profit

\$40

\$200

\$25/hour

\$75

\$40

\$20

\$50

\$15

\$40

\$30

Proposed Fee Structure (2022-23)



Miscellaneous Items

Per 4 Hours

Non-Profit

\$10

\$100

\$0

\$50

\$20

\$10

\$25

\$10

\$25

\$25

FACILITES USE SUMMARY OF FEES

Per 4 Hours

For Profit

\$20

\$300

(first hour)

\$150

\$500

\$200

\$40

\$125

\$25

\$125

\$50

Existing Fee Structure

CRSD Facilities Use Fees – Proposed Modifications

Per 4 Hours

For Profit

\$75

\$300

(first hour)

\$150/hour

\$700

\$200

\$40

\$150

\$50

\$150

\$100

School Level

Field Type

HIGH SCHOOLS (continued)

All-Weather Track

Exterior Courts (T, VB, BB)

Exterior Court Lighting

Parking Lot

CRHS North Natatorium

Walt Snyder Stadium

(Synthetic Turf Field)

Stadium Lighting

Tournaments – Gymnasium

(Per 8 HR day)

Tournaments - Field

(Per 8 HR day)

Wrestling Rooms



Per 4 Hours

Non-Profit

\$25

\$30

\$25/hour

\$25

\$150/hour

\$160/hour

\$75

\$200/day

(+\$125/HR > 8)

\$125

(+\$25/HR > 8)

\$35

Proposed Fee Structure (2022-23)



Per 4 Hours

For Profit

\$100

\$50

\$25/hour

\$300

unavailable

\$250/hour

\$150

\$1,000/day

(+\$125/HR > 8)

\$300

(+\$25/HR >8)

\$200

Miscellaneous Items **CRSD Facilities Use Fees – Proposed Modifications**



Per 4 Hours

Non-Profit

\$25

\$10

undefined

\$20

\$150/hour

\$160/hour

undefined

\$100/day

\$100

\$10

FACILITES USE SUMMARY OF FEES

Per 4 Hours

For Profit

\$100

\$50

undefined

\$50

unavailable

\$250/hour

undefined

\$200/day

\$200

\$100

Existing Fee Structure





CRSD Facilities Use Fees – Proposed Modifications

FACILITES USE SUMMARY OF FEES

	Existing Fee Structure		Proposed Fee Structure (2022-23)	
School Level	Per 4 Hours	Per 4 Hours	Per 4 Hours	Per 4 Hours
Field Type	Non-Profit	For Profit	Non-Profit	For Profit
MIDDLE SCHOOLS				
Same as High Schools with the following exceptions:				
Gymnasium	\$20	\$200	\$40	\$400
Tournaments – Gym (Per 8 HR day)	\$100/day	\$200/day	\$200/day (+\$25/HR > 8)	\$600/day (+\$75/HR > 8)





CRSD Facilities Use Fees – Proposed Modifications

FACILITES USE SUMMARY OF FEES

	Existing Fee Structure		Proposed Fee Structure (2022-23)	
School Level	Per 4 Hours	Per 4 Hours	Per 4 Hours	Per 4 Hours
Field Type	Non-Profit	For Profit	Non-Profit	For Profit
ELEMENTARY SCHOOLS				
Same as Middle Schools with the following exceptions:				
Multi-Purpose Room	\$25	\$125	\$35	\$150
Gymnasium	\$20	\$200	\$25	\$250
Parking Lot	\$20	\$50	\$25	\$150
Field	\$10	\$20	\$25	\$50

CRSD Facilities Use Fees – Proposed Modifications







OTHER FACILITES RELATED SUM	IMARY OF FEES
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OTTIEN FACILITES NELATED SOMMANT OF TELS			
Program/Staff	Current Fee (per hour)	Proposed Fee (2022-23) (per hour)	Comments
Summer Camp Participants	\$15/camper	\$25/camper	 ✓ Consider percentage based fee ILO per camper fee? ✓ Currently charge \$100 field lining fee
Custodial Fees	\$25	\$30	
CR Maintenance Team	\$60/\$80	\$70/\$95	✓ Fees = 1.5/2.0 time
CR Security	\$50	\$55/\$75	✓ Fees = 1.5/2.0 time
Cafeteria Manager	\$50	\$50	✓ Confirmed w/ Chartwells
Cafeteria Worker	\$25	\$25	✓ Confirmed w/ Chartwells
Audio-Visual Support	\$55	\$75	
Auditorium Manager	\$30	\$50	
Stage Crew	\$11	\$20	

CRSD Facilities Use Fees – Proposed Modifications







OTHER FACILITES RELATED SUMMARY OF FEES

Item Description	Comments
Revise 'Application for Temporary Use of School Facilities'	 ✓ Add total number of participants, including # of adults and # of students/children ✓ Revise total number of attendees to read total number of spectators ✓ Revise how much to read amount per person ✓ Revise hold harmless language in coordination with district solicitor

BOARD AGENDA ITEMS



Board Agenda Items



Board Agenda Items - Recommendations for 03JUN21 Board Meeting *Consent Agenda

 *PlanCon Part G Project Accounting Based on Bids PlanCon Part F Const. Docs – Attachment 'C'

- Funding: N/A
- ✓ Hillcrest Elementary School Additions and Renovations Part G
- ✓ Sol Feinstone Elementary School Additions and Renovations Part F.
- *Maintenance and Service Bids
 - ✓ As presented 21-12 thru 21-27 and 21-29
 - ✓ BoardDocs will include bid summaries
- *Professional Services

Funding: Maintenance

Funding: Maintenance

- ✓ Environmental Services Element Environmental
- ✓ Licensed Wastewater Operator for WES Private Utility Enterprises
- *Lease Agreement
 - ✓ Howes Tract Farmland Lease Superior Turf
- *Change Order Rolling Hills ES
 - ✓ Rolling Hills ES HVAC Closeout CO Tri-County Mech
 - ✓ Change Order MC-CO-003 Credit CO (\$30,704.08)
 - ✓ Final Summary: Original: \$3,297,000 Final: \$3,072,132.37 (\$224,867.63)

Funding: N/A

Funding: Capital

Board Agenda Items



Board Agenda Items – Recommendations for 03JUN21 Board Meeting

Bipolar Ionization – IAQ Improvements Bid 20-55

Funding: Cap Reserves

- ✓ As presented
- ✓ Bids Due 27MAY21
- ✓ Review Results and Recommendation 03JUN21 Board Meeting
- SAIL House Stair Construction Bid 21-11

Funding: Cap Reserves

- ✓ As presented
- ✓ Bids Due 27MAY21
- **✓ Review Results and Recommendation 03JUN21 Board Meeting**
- Professional Services
 - ✓ Engineer of Record D'Huy Engineering, Inc.

Funding: Cap Projects

Upcoming Meetings & Topics:

Meetings and Topics include, but may not be limited to:

MEETING DATE	PROBABLE TOPICS
03JUN21 (BRD MTG)	Approval of 20MAY21 FACCOM Consent Agenda Items
03JUN21 (BRD MTG)	Review and Approval of the Bipolar Ionization and SAIL Stairs
17JUN21 (FACCOM)	Facility and Capital Improvements Update

Note: Dates and Topics are Subject to Change and/or Expand



Public Comments - Thank you!

Next Facilities Committee Meeting: Thursday, June 17, 2021 @ 7:00pm



