



Council Rock School District Facilities Committee Meeting

September 23, 2021

FACILITIES COMMITTEE MEETING AGENDA

I. Energy Management Update

- a. Energy Performance Report



II. Facilities Improvement Projects Update

- a. Hillcrest Elementary School Additions and Renovations Project
- b. Sol Feinstein Elementary School Additions and Renovations Project
- c. CRHS South Synthetic Turf Field Project

III. Capital Improvement Projects Update

- a. 2021 Summer Project Update
- b. 2021-2022 CIP Prep – Early Findings

FACILITIES COMMITTEE MEETING AGENDA

IV. Miscellaneous Agenda Items

- a. Lead in Drinking Water Findings and Action
- b. CRUSA Lease Discussions
- c. WES DEP Safe Drinking Water Waiver Renewal Request
- d. Safety Committee Audit – PA Department of L&I
- e. CRHS North Walt Snyder Stadium Sound System

V. Board Agenda Items

VI. Upcoming Meetings and Topics

VII. Public Comments

ENERGY MANAGEMENT UPDATE





Council Rock School District Energy Program Report

July 2021 District Performance Overview:

Baseline ENERGY STAR Score	67
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Current ENERGY STAR Score	60
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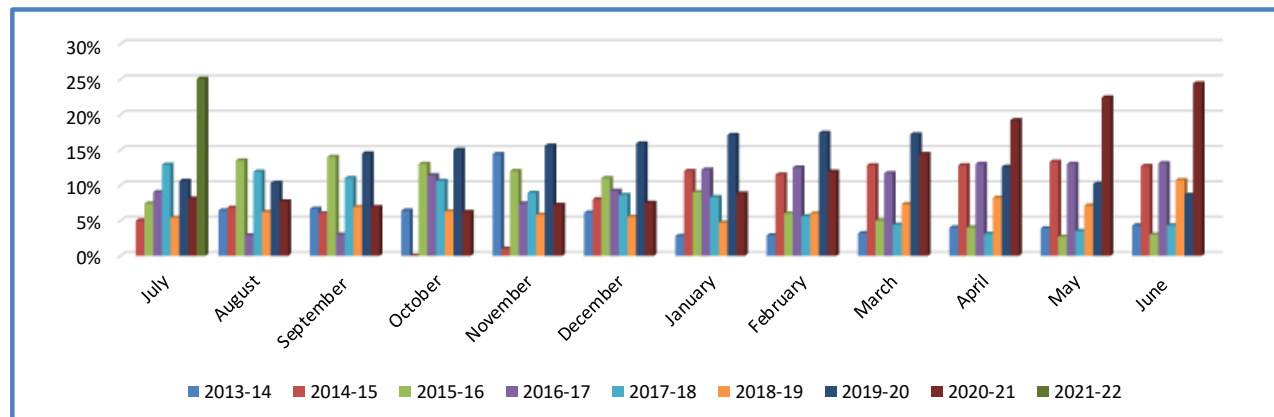
Baseline Energy Use Intensity (kBtu/GSF)	54
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Current Energy Use Intensity (kBtu/GSF)	61
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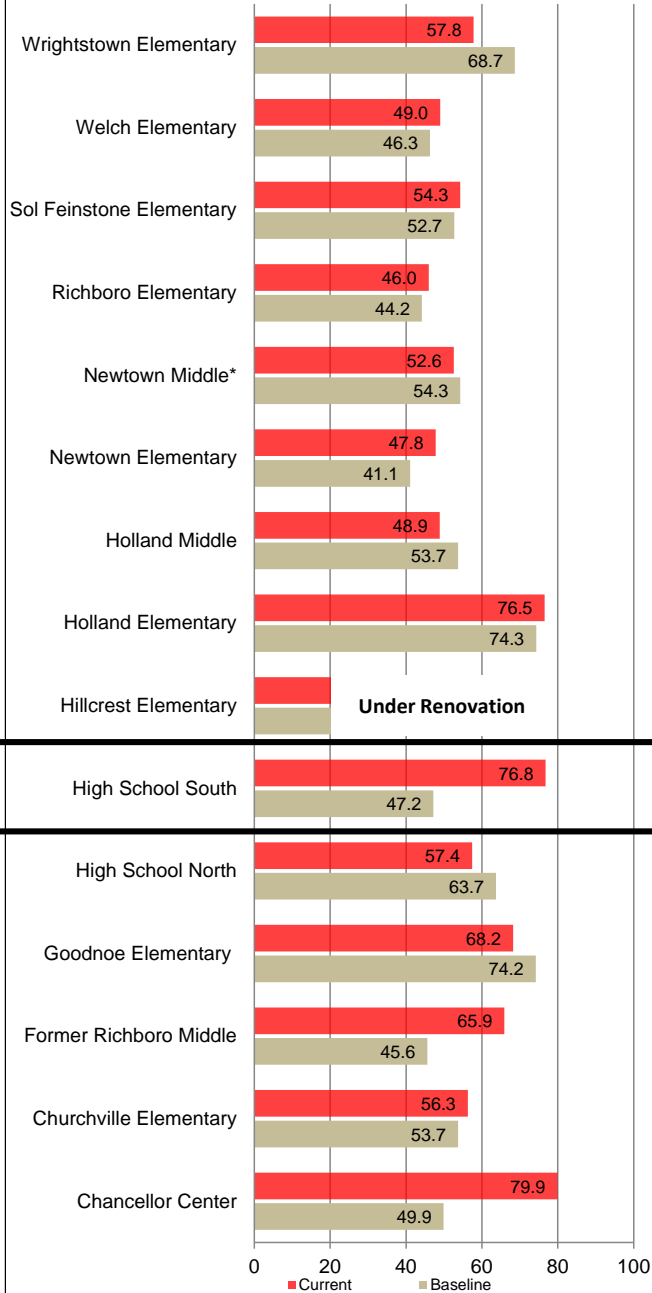
Current District Averages:

Current Total Cost per Gross
Square Foot (\$/GSF) \$0.90

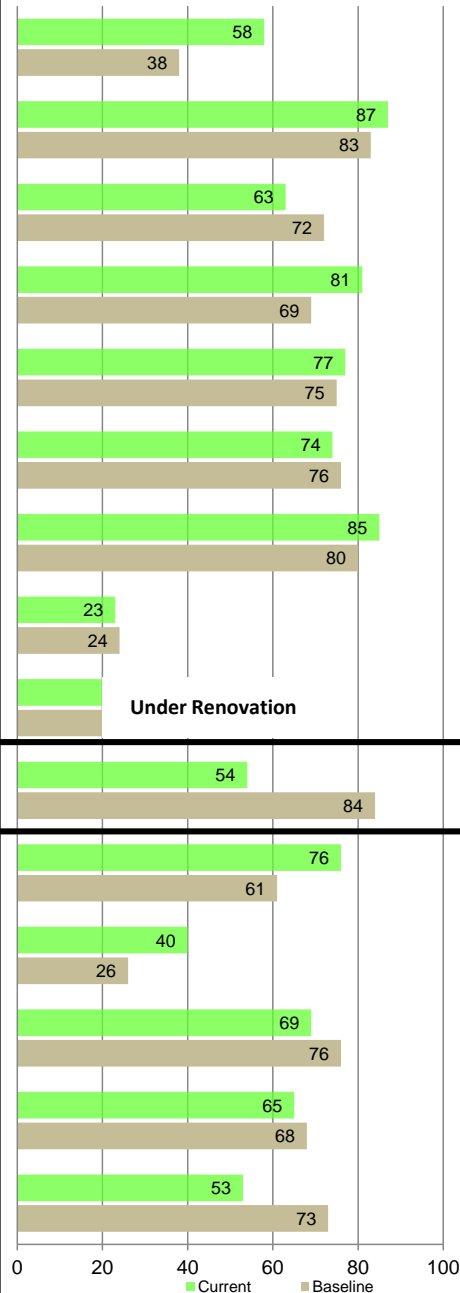
Current Total Adjusted Consumption
Increase from Baseline Year (weather
adjusted) 25.1%



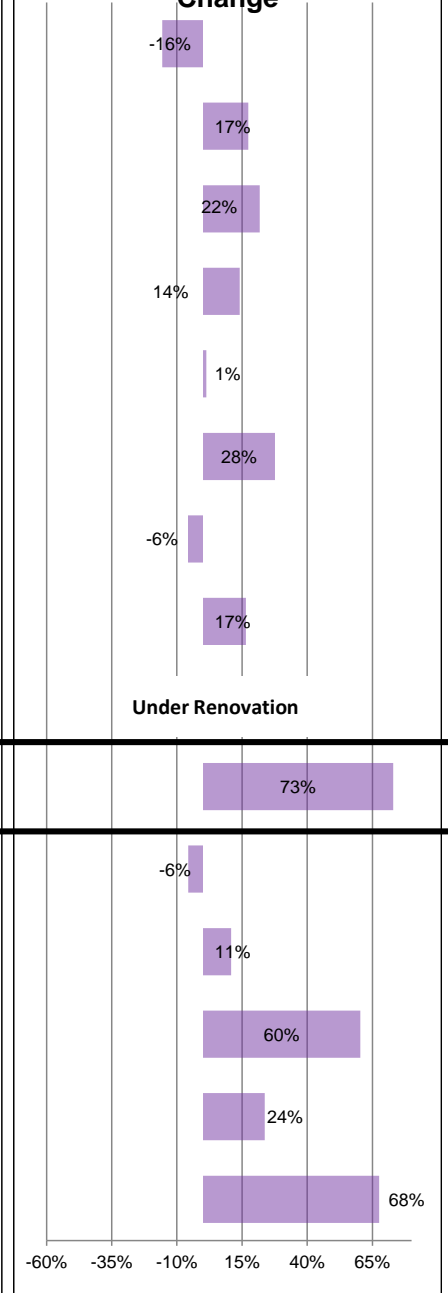
Energy Use Index



ENERGY STAR Rating



Weather Adjusted % Change



Energy Management Update



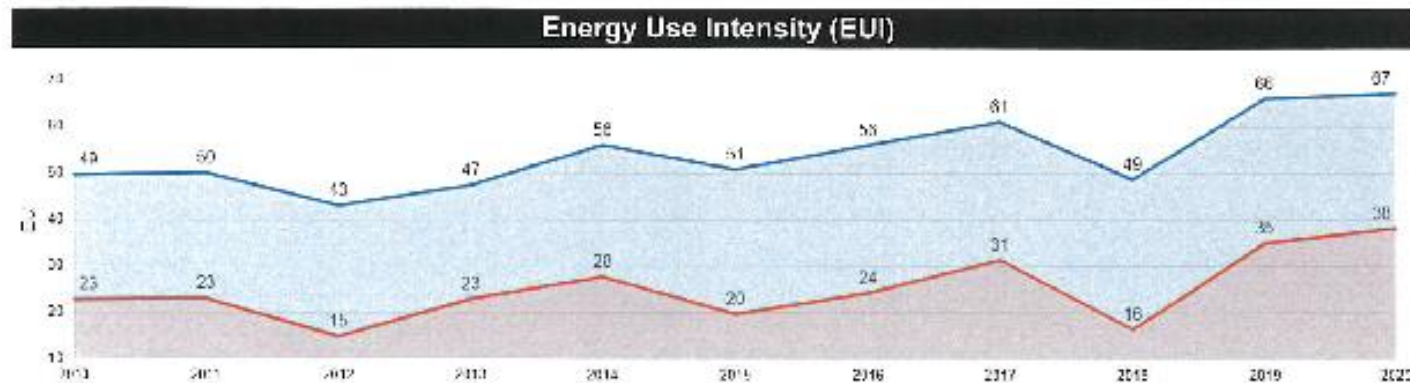
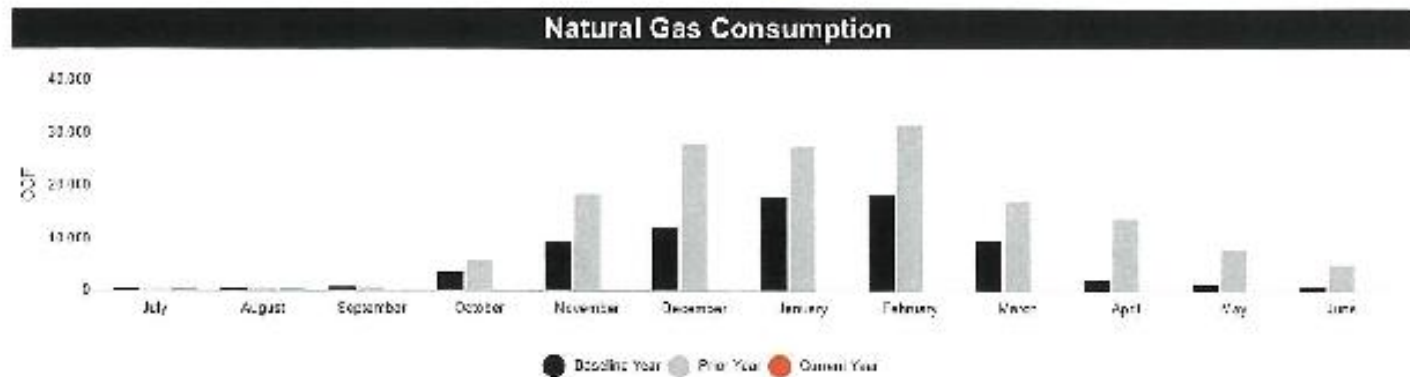
Aramark Monthly Energy Reporting

Analysis on Energy Date:

- ✓ Ongoing increased ventilation requirements will continue to cause higher trend in energy usage – will manage the costs to the best of our ability without compromising IAQ
- ✓ Working with Aramark to develop a dashboard that can be observed by Aramark and CRSD – Proposal forthcoming
- ✓ Dashboard will include, but not be limited to the following:
 - Monthly Reporting
 - Electric and Gas consumption
 - Energy Use Index
 - Energy Star Score
 - Weather Adjustment
 - Total Energy Consumption
 - Consumption Data
 - Energy Use Index 10-Year History
 - Weather Data (Cooling Degree Days and Heating Degree Days)
- ✓ Forthcoming Proposals (Professional Energy Services included in Maintenance Budget)
 - Dashboard for all school buildings
 - Post-commissioning for CRHS South

Energy Management Update

Aramark Monthly Energy Reporting



FACILITIES IMPROVEMENTS PROJECTS UPDATE



Facilities Improvements Projects Update

Hillcrest Elementary School Additions and Renovations Project – Construction Update

Hillcrest Elementary School Additions and Renovations:

- **Construction Update**

- ✓ The interior and exterior demolition is complete
- ✓ The underground stormwater management system is complete
- ✓ Roof replacement has commenced and will be performed in small areas to ensure the building interior remains weather tight
- ✓ Waiting for PECO to relocate the gas line – impacting footing installation
- ✓ Interior renovations in progress including concrete floor infill and cold form metal framing
- ✓ Follow-up on quarry tile floor sounding, adhesion and durability testing

Facilities Improvements Projects Update



Hillcrest Elementary School Additions and Renovations Project – Construction Update



New Plumbing Systems – Toilet Carriers

Facilities Improvements Projects Update



Hillcrest Elementary School Additions and Renovations Project – Construction Update



New Plumbing Systems – Gang Toilet Rough-In

Facilities Improvements Projects Update



Hillcrest Elementary School Additions and Renovations Project – Construction Update



Floor Demolition and New Kitchen Equipment Rough-In

Facilities Improvements Projects Update



Hillcrest Elementary School Additions and Renovations Project – Construction Update



Existing Wall Construction – Masonry Support Details

Facilities Improvements Projects Update



Hillcrest Elementary School Additions and Renovations Project – Construction Update



Existing Wall Construction – Masonry Support Details

Facilities Improvements Projects Update



Hillcrest Elementary School Additions and Renovations Project – Construction Update



Existing Wall Construction – Masonry Support Details

Facilities Improvements Projects Update



Sol Feinstone Elementary School Additions and Renovations Project – Construction Update

Sol Feinstone Elementary School Additions and Renovations:

- **Construction Update**

- ✓ Phase I building demolition complete
- ✓ Temporary classroom construction is complete and occupied
- ✓ Unsuitable Soils were replaced with natural stone
- ✓ Foundations at the new CR wing are in progress
- ✓ The structural steel delivery for the classroom wing has been delivered
- ✓ The interior renovations are in progress
- ✓ Storm piping and structured expected to commence by end of September
- ✓ Installing temporary generator to expedite construction of new electrical room

Facilities Improvements Projects Update

Sol Feinstone Elementary School Additions and Renovations Project – Construction Update



New Classroom Wing – Footings, Foundation Walls and Piers

Facilities Improvements Projects Update

Sol Feinstone Elementary School Additions and Renovations Project – Construction Update



New Classroom Wing – Footings, Foundation Walls and Piers

Facilities Improvements Projects Update

Sol Feinstone Elementary School Additions and Renovations Project – Construction Update



New Waterproofing at Existing Courtyard – Drainage Tied into Stormwater System

Facilities Improvements Projects Update

Sol Feinstone Elementary School Additions and Renovations Project – Construction Update



New Classroom Wing – Connection to Existing Corridor Systems and Structure

Facilities Improvements Projects Update

Sol Feinstone Elementary School Additions and Renovations Project – Construction Update



Phase I Renovations – Classroom Construction

Facilities Improvements Projects Update

Sol Feinstone Elementary School Additions and Renovations Project – Construction Update



Phase I Renovations – New Passenger Elevator Construction

CRHS South Synthetic Turf Project:

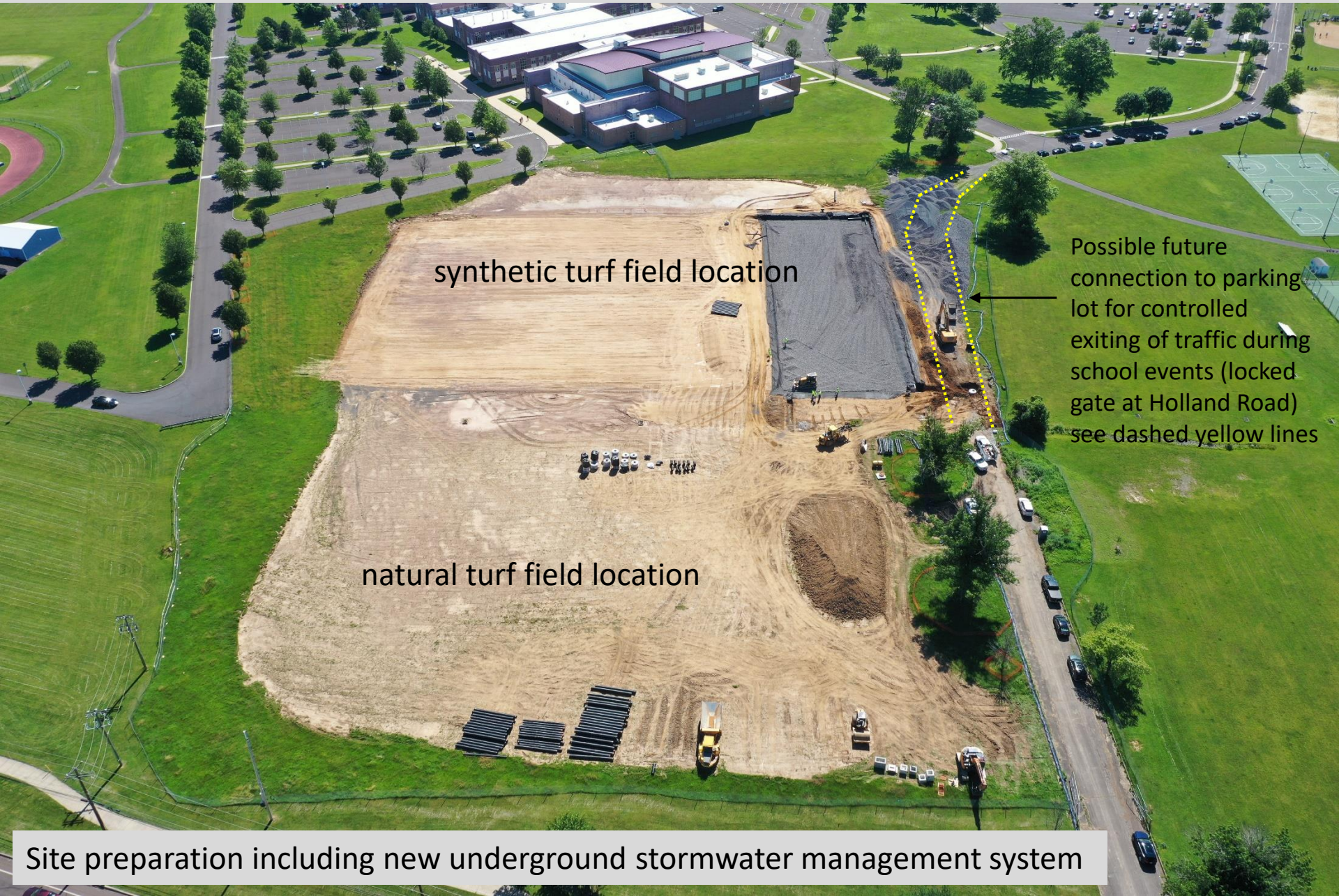
- **Construction Update**

- ✓ Site excavations generally complete
- ✓ Underground stormwater management system complete
- ✓ Electrical service extended from electrical room to new service at site
- ✓ Water service extended from the existing building to site
- ✓ Synthetic turf has been delivered to the site
- ✓ The stone base for the field has been installed – infiltration testing
- ✓ Infiltration testing to confirm a minimum of 20” of rain per hour
- ✓ After multiple infiltration tests, the turf installation commenced
- ✓ Project remains on schedule for a late October 2021 completion

Facilities Improvements Projects Update



CRHS South Synthetic Turf Project – Construction Update



synthetic turf field location

natural turf field location

Possible future connection to parking lot for controlled exiting of traffic during school events (locked gate at Holland Road) see dashed yellow lines

Site preparation including new underground stormwater management system

Facilities Improvements Projects Update



CRHS South Synthetic Turf Project – Construction Update



Aggregate base for synthetic turf

Facilities Improvements Projects Update



CRHS South Synthetic Turf Project – Construction Update



Stone Base Details

- ✓ 2" fine porous base
- ✓ 6" coarse base
- ✓ Percolation rate 20" per hour
- ✓ Double ring testing to confirm percolation rate

Aggregate base infiltration testing

Facilities Improvements Projects Update



CRHS South Synthetic Turf Project – Construction Update



Sprinturf Installation Team

Facilities Improvements Projects Update



CRHS South Synthetic Turf Project – Construction Update



New Synthetic Turf Installation

CAPITAL IMPROVEMENTS PROJECTS UPDATE



Capital Improvements Projects Update



2021 Summer CIP Projects – Progress Update

Summer 2021 CIP Project Plan (19AUG21 Update)

Project No.	Project Name	Progress
20-43	CRHS South Glazing Replacement	<ul style="list-style-type: none"> ✓ Work in progress ✓ 95% complete ✓ Waiting for Delivery of spandrel panels for CRHS South
20-44	CRHS North Natatorium Starting Blocks	✓ Work Complete
20-45	CRHS North Admin HVAC Replacement	✓ Equipment Delivered (Work to be performed over December Break)
20-46	CR STAR Signal and 15MPH Flashers	<ul style="list-style-type: none"> ✓ Work in progress – Flashers: Installed Signage: Week of 13SEP21 ✓ Traffic signal work in progress – brick paver crossing and road striping completed ✓ Waiting for Delivery - Signal poles will not ship until 08OCT21 – Township is aware of the delay
20-51	HMS Rain Garden Modifications	✓ Work Complete
20-52	CRHS South Terrazzo Repairs	<ul style="list-style-type: none"> ✓ Global supply shortage of Resin. Epoxy resin in limited supplies - Will likely perform corridor floor replacement in 2022 with no cost impact ✓ 2021 Work Complete
20-55	District-Wide HVAC IAQ Improvements	<ul style="list-style-type: none"> ✓ Work in progress – Baseline IAQ testing complete Post Testing: In Progress ✓ Complete: CR STAR, CRHS North, CRHS South, WES, NMS, RMS, NMS ✓ Installation in progress: CES On Deck: HMS

Capital Improvements Projects Update



2021 Summer CIP Projects – Progress Update (Updated 23SEP21)

Project Name	Percentage Complete				Comments
	25%	50%	75%	100%	
CRHS South/CC Glazing Replacement					Waiting for Delivery of Spandrel Panels
CRHS North Natatorium Starting Blocks					Complete
CRHS North Admin HVAC Replacement					Work Planned DEC21
District-Wide 15MPH Flashers					Complete
CR STAR Signal Installation					Waiting for the Delivery of the Signal Posts: 08OCT21?
HMS Rain Garden Modifications					Complete
CRHS South Terrazzo Repairs					Complete (Corridor in 2022)
District-Wide HVAC IAQ Improvements					In Progress – Planned Nov Completion

The delivery of construction materials and equipment continues to challenge the construction industry. Delivery dates are often missed with no confirmation of actual planned delivery dates. The CRSD/D'Huy continue to 'bird-dog' the delivery of materials for all projects.

Capital Improvements Projects Update



2021-2022 CIP Preparation – Version v.10 for Presentation and Distribution October 2021

Preparing 2021-2022 CIP Version v.10

- Present and Distribute at the October FACCOM Meeting
- Identifying high need, deferred, preventative maintenance and non-renewal projects
- Update 5-year Capital Improvement Plan, Costs and Prioritization
- Borrowing for CIP needs
- Current 2021-2022 CIP Budget: \$2M (Reduced from \$3M) 2022 CIP Budget: \$7.4M

CRHS North Cast-in-Place Concrete Canopy Construction

- The existing East and West canopies were unprotected up to ~10 years ago
- CIP project ~2013 to repair the canopies, add a roof system and protect the concrete structure with an elastomeric coating system
- The existing concrete canopy columns are beginning to fail resulting from the corrosion of the reinforcing bars and electrical conduit and boxes embedded within the column construction. Approximately 13 of the 42 columns are exhibiting damage
- Initial observation were performed on 07SEP21. A second visit is planned for 16SEP21 to perform physical investigations.
- **Final report forthcoming: Perform Life Cycle Cost analysis to determine complete canopy replacement versus concrete repairs and coating project. Budgeted for complete canopy replacement in CIP Version v.10.**

Capital Improvements Projects Update



2021-2022 CIP Preparation – Version v.10 for Presentation and Distribution October 2021

CRHS North Cast-in-Place Concrete Canopy Construction

- D'Huy Engineering, Inc. general scope of work includes:
 - ✓ Perform field survey to identify and document the cracks at each column, establish locations of deterioration and repairs, and assess any possible patterns to the deterioration
 - ✓ Perform selective probe openings (demo) at several column locations to determine column construction, locations of embedded items and extent of corrosion.
(D'Huy and restoration contractor were on site 16SEP21 to perform investigations)
 - ✓ Preparation of findings and recommendations
 - ✓ Determine most feasible option (LCC) – column repair vs. total canopy replacement
 - ✓ Update CIP accordingly



Capital Improvements Projects Update



2021-2022 CIP Preparation – Version v.10 for Presentation and Distribution October 2021

CRHS North Cast-in-Place Concrete Canopy Construction and Honeycomb Windows



concrete honeycomb window



west canopy column



concrete honeycomb window



west canopy column



west canopy column – exploration at embedded conduit and reinforcing

Capital Improvements Projects Update

2020-2021 CIP Progress – CRHS South Terrazzo Repairs Project



Before – Existing EJ



After - New Terrazzo EJ

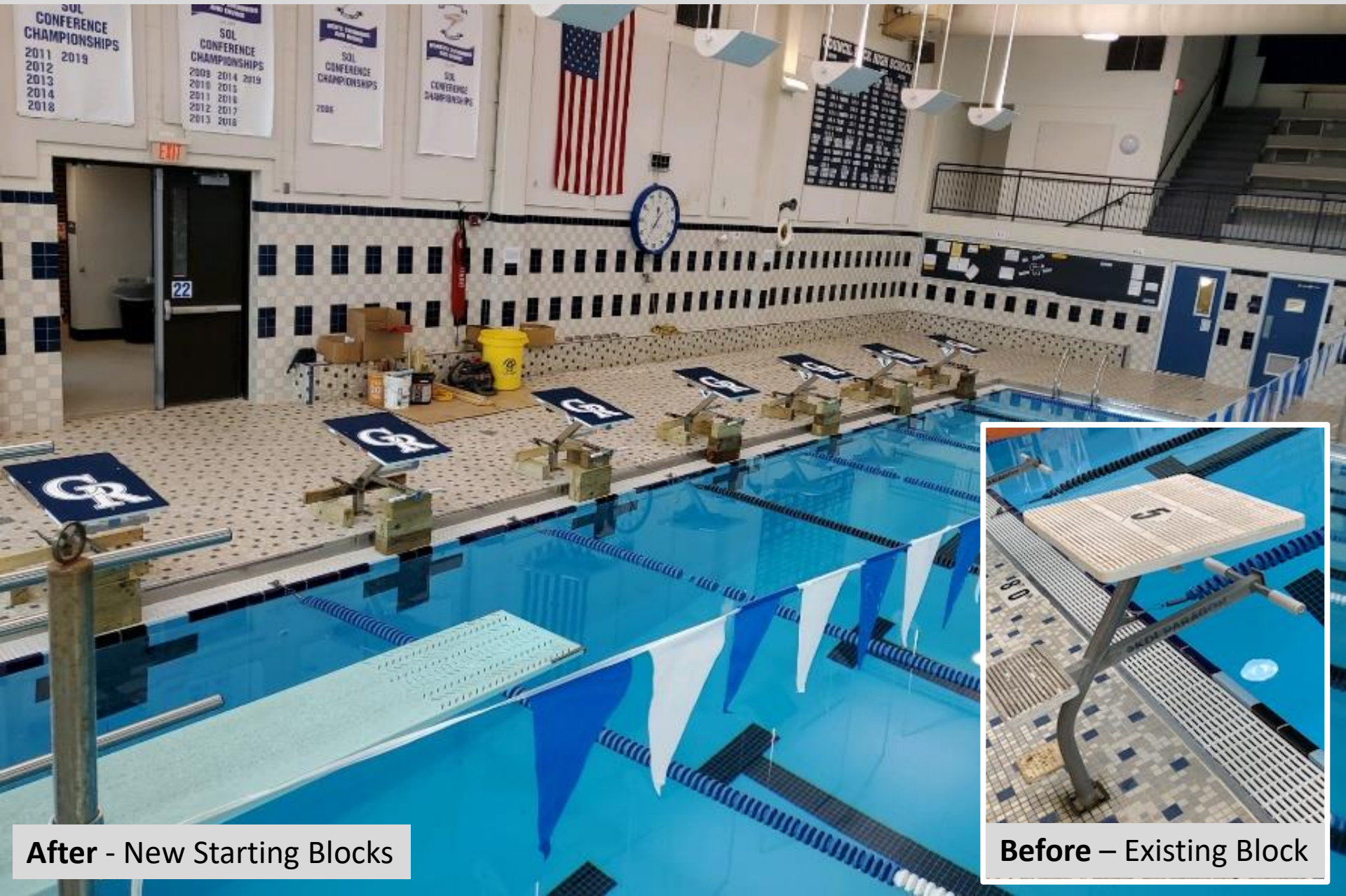


After - New Terrazzo EJ

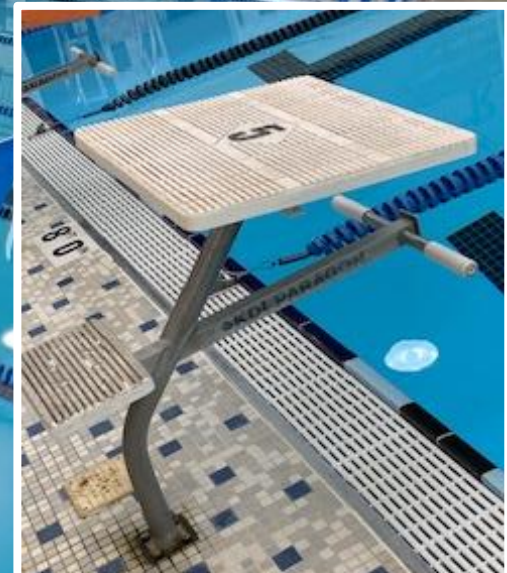
Capital Improvements Projects Update



2020-2021 CIP Progress – CRHS North Starting Block Replacement/Tile Repairs Project



After - New Starting Blocks



Before – Existing Block

Capital Improvements Projects Update



2020-2021 CIP Progress – 15 MPH Flasher Unit Replacement Project



Before – Existing 15MPH Flasher Unit



After - New 15MPH Flasher Unit

MISCELLANEOUS UPDATE



PA Act 39 of 2018 Lead in Drinking Water:

- To prevent exposure to lead contamination in the drinking water of Pennsylvania's schools, the Public School Code was amended in June 2018 by Act 39.
 - ✓ Encourage schools to test for lead in their drinking water;
 - ✓ Require schools that do not test to discuss lead issues at a public meeting; and
 - ✓ Implement a plan if results exceed the U.S. Environmental Protection Agency's (EPA) national primary drinking water standard of 15 parts per billion (ppb).
- Under 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.

PA Act 39 of 2018 Lead in Drinking Water:

- 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's environmental consultant - Element Environmental Solutions performed the districts annual lead in drinking water testing the week of 09AUG21 (Excluding drinking fountains – to be tested after the fountains are back in operation).
- A report on findings and remediation will be formally prepared, the preliminary findings are as follows:
 - ✓ 129 samples collected – 1 was above the EPA action level of 15ppb
 - ✓ Location: CR STAR Center sink faucet 53ppb
 - ✓ Sample retaken and confirmed 29ppb
 - ✓ Action Plan: Contractor ordered new faucet for replacement

Ongoing Discussions with CRUSA

- **Topics include, but are not limited to:**
 - ✓ Synthetic Turf Lease Agreement
 - ✓ Natural Turf Field Use
 - ✓ CRHS South Synthetic Turf Field Use
- **Steps to Date:**
 - ✓ 13SEP21 Adhoc planning meeting
 - ✓ 23SEP21 Meeting with CRUSA



Triennial DEP Waiver Renewal Process

- **WES has carried waivers for the following:**
 - ✓ Synthetic Organic Compounds (SOC's) – Includes herbicides, pesticides, and other chemicals that come from agriculture, urban stormwater runoff or industrial activities.
 - ✓ Dioxin - Includes byproduct in herbicide production
 - ✓ Polychlorinated Biphenyls (PCB's) – Industrial products or chemicals
 - ✓ **Note: CRSD quarterly well testing did not reveal any contaminants**
- **Typically 'check a box' – DEP has now requested that CRSD reach out to all neighbors within a half-mile of WES drinking water well to assess if they use chemicals that could potentially contaminate WES drinking water well:**
 - ✓ Approximately 170 homeowners
 - ✓ Attempted to canvas individually, ceased after 40 visits without response
 - ✓ Sent letter with list of SOC, Pesticide and Herbicide trade names to each homeowner for completion and resubmission by 15SEP21
 - ✓ Only 5 responses received which will be sent to DEP (1 email & 4 calls)
 - ✓ If the Waiver Request is denied we will have to continue with quarterly testing estimated at \$2,650 per quarter (\$10,600 annually)

Workplace Safety Committee

- **Monthly Workplace Safety Committee Meetings:**
 - ✓ Annual Certification Training for Committee Members
 - ✓ Monthly meetings with representatives from each school
 - ✓ Meeting Minutes including attendees, tracking of workplace related injuries by category, tracking safety related concerns, custodial issues, etc.
 - ✓ Benefits include, but are not limited to helping to minimize workplace injuries, addressing issues that could lead to injury and to periodically train select staff to avoid bodily injury
 - ✓ Topics include, but are not limited to building and site related issues, cleaning, IAQ, snow/ice concerns, etc.
- **PA Department of L&I Electronic Audit:**
 - ✓ Collecting pertinent documents
 - ✓ November 2021 electronic meeting

Miscellaneous Items



CRHS North Walt Snyder Stadium – Sound System Replacement

Proposed Sound System

- **Existing system is beyond its useful life:**
 - ✓ Repaired numerous times
 - ✓ System failed at recent sporting event
 - ✓ Only one speaker is functioning
 - ✓ New system is needed, discussed replacement several years ago
- **Proposed new system:**
 - ✓ Proposals received from two vendors (The Zeo Group and Philadelphia Sound Productions)
 - ✓ Schedule to be determined
 - ✓ Includes lockable rack, digital processor, power amplifier, 4 JBL outdoor speakers, CD player, wireless microphones, labor and commissioning
- **Low Proposal:**
 - ✓ The Zeo Group - \$12,252.98 (From Maintenance Budget)



BOARD AGENDA ITEMS



Board Agenda Items



Board Agenda Items – Recommendations for 07OCT21 Board Meeting *Consent Agenda

- ***Air Filter Bid Maintenance – Bid No 21-35**
 - ✓ **Districtwide Filter Maintenance – Brookaire Co., LLC**
Total Cost: \$77,028.48

Funding: Maintenance

Upcoming Meetings & Topics:

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

MEETING DATE	PROBABLE TOPICS
07OCT21 (BRD MTG)	Approval of 23SEP21 FACCOM Board Motion Items
21OCT21 FACCOM Mtg	Capital Improvement Plan Presentation of Version 10
18NOV21 Joint FACCOM/FINCOM Mtg	Capital Improvement Projects Budget Approval

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



Public Comment - Thank you!

Next Facilities Committee Meeting:
Thursday, October 21, 2021 @ 7:00pm

