

# UPPER PERKIOMEN SCHOOL DISTRICT

## Education Center

2229 E. Buck Road, Pennsburg, PA

## Facilities Committee Meeting

February 27, 2023

**CHAIR:** JP Prego

**MEMBERS:**

Melanie Cunningham  
Keith McCarrick

Superintendent:	Dr. Allyn Roche
Director of Facilities and Operations:	Doug Kenwood
Business Administrator:	Dan Direso

## AGENDA

1. Approval of January 23, 2022 Meeting Minutes (Attachment A)
2. Old Business
  - a. Marlborough Boilers
  - b. High School HVAC Equipment - Maintenance Agreement
  - c. Walt Graber Lane Maintenance Agreement
3. New Business
  - a. 4-5 Center Playground Renovations
  - b. Hereford Playground Renovations
  - c. Hereford Courtyard Tree Removal
  - d. High School Tennis Courts Damage

## UPPER PERKIOMEN SCHOOL DISTRICT

### FACILITIES COMMITTEE

January 23, 2023

The Facility Committee Meeting was held at the multipurpose room at the Education Center with the following committee members attending: JP Prego (chairperson), Keith McCarrick, and Melanie Cunningham. Others in attendance were: Dr. Allyn Roche, Daniel Direso, and Doug Kenwood. Seated in the audience were Ms. Pennepacker, Mr. Hipszer, and some local residents.

#### 1. **APPROVAL OF MEETING MINUTES**

Motion to approve the November 28, 2022 meeting minutes. Motion carried; all voted aye.

#### 2. **OLD BUSINESS**

- a. High School Welding Exhaust Filtration System
  - i. Mr. Kenwood advised that this project is complete and we have had final inspection. System is up and running and we completed on budget!
- b. Upper Hanover Authority – Middle School Tapping Fees
  - i. Mr. Kenwood reviewed that we had received two letters from Upper Hanover Authority requesting additional tapping fees. One for Hereford for \$25,000 which the authority has subsequently waived. The second one for the Middle School requesting tapping fees back to a 2017 application. Mr. Direso and Mr. Kenwood have been looking for proof that the \$85,000 in fees were invoiced or if they have already been paid. The search has turned up no evidence of prior payment. Mr. Kenwood asked if UHA will accept payment from next budget year. The UHA board has agreed. Mr. McCarrick asked that we go back to the engineer to review this.
- c. Walt Graber Lane Maintenance Agreement
  - i. Dr. Roche stated that when we previously discussed Walt Graber Lane, there were concerns over how we would use the paper street. We currently have a handshake agreement however the district wanted a more formal agreement for the ongoing maintenance of the paper street. An agreement was presented during a Zoom meeting and some adjustments have since been made. The committee discussed additional adjustments and concerns with the affected neighbors that were in attendance.
- d. 4-5 Center Sewer Lateral Repairs
  - i. Mr. Kenwood stated some months back there was an inspection performed by UMJA where they used a camera and smoke to test a sewer lateral located in the 4-5 parking lot on the 6<sup>th</sup> street side fairly close to the building. UMJA came back and said there are some breaches in the system and they have a contractor ready to do the work, we just have to pay for it. In mid-November, Mr. Kenwood received two quotes UMJA's contractor. One quote is \$17,555 for lining the sewer lateral and the other is \$3,635 to raise the manhole. Mr. McCarrick asked that we go back to our Solicitor to understand the district's obligation to pay for the repairs.

### 3. **NEW BUSINESS**

#### a. **Holiday Break Insurance Claims**

i. Mr. Kenwood mentioned that there were four incidents over the Christmas break. On December 23<sup>rd</sup>, a tree came down near Mr. Spano's house and destroyed about 30 ft. of the Tribe stadium fence. It also damaged two team benches on the field. On Christmas Day, around 2:30 pm, a sprinkler head in a vestibule at the Middle School burst and damaged the ceiling. The water flow then triggered a fire alarm. Unfortunately, the wrestling mats were out and they are not salvageable. Another issue that same day was in classroom 11 in Hereford where a unit ventilator coil in that room froze and broke. The last issue came up on Monday, December 26. A water line at the High School that goes into the boiler room froze. It did have a heat wire on it however that wasn't enough to keep the pipe from freezing. The line froze and ruptured. Our Maintenance Staff was able to repair it that day. This repair did not rise to the amount of our deductible.

#### b. **Marlborough Boilers**

i. Mr. Kenwood shared that we are having problems with the boilers. Repairs are needed to the refractory and burners on both boilers. The maintenance company we have been working with are having a difficult time finding parts due to the age of the boilers as they are 32 years old. Life expectancy of these boilers is 30 to 35 years. The committee discussed options including repair and replacement. Mr. Kenwood stated a 2<sup>nd</sup> opinion is being sought and additional information will be provided at the next meeting.

#### c. **High School HVAC Equipment – Maintenance Agreement**

i. Mr. Kenwood stated that this is just an FYI. Similar to the HVAC preventative maintenance agreement in place at the Middle School, we are quoting a similar HVAC maintenance agreement for the High School. The agreement will provide twice a year system checks and extend the life of our investment of the new equipment installed as part of the GESA project.

Mr. Prego asked if there were any questions from the audience. Ms. Pennepacker asked what is the latest going on with the exterior cameras? Mr. Kenwood stated that they are currently working at Hereford. The wiring is complete at Marlborough. Last will be the 4-5 Center. We are putting 6 exterior cameras at each of the 3 schools. We have purchased replacement interior cameras for the High School with grant money.

Ms. Pennepacker asked if we are still going forward with the high school basketball backboard replacement. Mr. Kenwood confirmed that a purchase order has been issued and we are just waiting for basketball season to be over. Worst case scenario, the work will take place over the Summer.

Motion to adjourn the meeting by Mr. Prego. Motion carried; all voted aye.