

# UPPER PERKIOMEN SCHOOL DISTRICT

## Education Center

2229 E. Buck Road, Pennsburg, PA

## Facilities Committee Meeting

March 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 February 27, 2023 Meeting Minutes (Attachment A)
2. Old Business
  - a. High School HVAC Equipment - Maintenance Agreement
  - b. Hereford Playground Renovations
  - c. High School Tennis Courts Damage
  - d. Middles School NPDES NOT/Title IX
  - e. KCBA Feasibility Study
3. New Business
  - a. High School Sidewalk Repairs
  - b. Stormwater BMP Maintenance Agreement
  - c. Grass Field Maintenance

## UPPER PERKIOMEN SCHOOL DISTRICT

### FACILITIES COMMITTEE

February 27, 2023

The Facilities Committee meeting was held in 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. Others in attendance included Peg Pennepacker.

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

Motion to approve the January 23, 2023 meeting minutes. Motion carried; all voted aye.

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

##### a. Marlborough Boilers.

i. Mr. Kenwood reviewed that at the last Facilities Committee meeting he was researching options to repair or replace the Marlborough Boilers. Mr. Kenwood contacted HT Lyons and met them on site along with a burner manufacturer representative. The meeting resulted in 2 quotes; one for a burner only replacement for an approximate cost of \$115,000, the other quote was for the replacement of sixteen (16) boiler sections for an approximate cost of \$132,000. Mr. Kenwood indicated that a few questions remain and a call with HT Lyons is scheduled for Wednesday, March 1st. Mr. Kenwood stated he is not comfortable with some of the quote exclusions. Mr. Kenwood stated that the burners are reusable, so if we want to replace the full boilers in a few years, we can remove them and have them put on the new boilers; we wouldn't be wasting money. Mr. Kenwood's recommendation is to replace both boilers with new sections and burners. Mr. Kenwood stated that If we replace just the burners, there is no guarantee the older portions of the boilers won't fail in the near future. All agreed with replacing the full boilers.

##### b. High School HVAC Equipment – Maintenance Agreement.

i. Mr. Kenwood commented that we have a similar agreement at the Middle School that includes two (2) preventative maintenance visits per year. This agreement covers 38 pieces of equipment for an approximate cost of \$24,000. The High School has 102 pieces of equipment and the proposal cost from HT Lyons is \$48,200. The agreement would include advantages like discounts on parts and service. All agreed to move forward with the preventative maintenance agreement for the high school.

##### c. Walt Graber Lane Maintenance Agreement.

i. Dr. Roche stated that in our last meeting, there were a few residents of Walt Graber Lane in attendance. He did follow up with the district's Solicitor, Mr. Somers, and a resident's request to commit to a certain agreement time frame whether that be 6, 8, or 10 years. It would be to the district's benefit to start with a 10-year agreement. The residents in attendance also requested more definition or more detail surrounding the spreading the stone; scraping and filling the potholes, and leveling.

### 3. **NEW BUSINESS**

#### a. 4-5 Center Playground Renovations

i. Mr. Kenwood stated that an item he had in the 22-23 budget was to add swings to the 4-5 playground. Mr. Kenwood received a quote from George Ely. We are scheduling this project for early summer. The quote contains an option to remove and replace the muddy ground that flanks the existing rubberized safety surface. Mr. Kenwood recommended moving forward with the addition of the swing set and the optional repair area. The quote is within budget.

#### b. Hereford Playground Renovations.

i. Mr. Kenwood shared an update on the proposed playground renovations. He stated that the swing sets are a distance away from the playground and therefore a supervision issue, so the proposed plan is to install two new swing sets and a new playset at the current playground location. The cost for this scope of work came in around \$98,000. The Dome climber is proposed to remain. There is an option to replace the rope climber and that would add an additional \$26,000. Although structurally sound, the rope is wearing away and the steel cabling underneath is showing through. The quote didn't include demolition of the current swings and improvement to the existing safety surfacing. The committee discussed just removing the swings for now and leaving the posts. Mr. Fries stated that the Hereford PTFS is willing to contribute the same percentage that the PTFS at Marlborough did which is approximately 13.5%. Timeline for this work is still being worked out. A quote is pending for the full safety surface renovation and existing swing demolition.

#### c. Hereford Courtyard Tree Removal.

i. Mr. Kenwood reviewed with pictures of 2 trees in the courtyard at Hereford Elementary that Mr. Fries and Mr. Guellich are interested in having removed. The school would like to use the area as a flower garden. The work would be performed in-house.

#### d. High School Tennis Courts Damage

i. Mr. Kenwood reported that back in the Summer of 2020, the High School Tennis Courts were repaired and resurfaced. Over this past Winter, a large crack developed spanning multiple courts in addition to a few small cracks. The largest crack is at least 2 inches deep and 100 feet long. The crack appears to be along a paving seam. There are two options for repairs. One is to fill the cracks with a dry fine sand and then fill the crack with a rubber color match material. The other is to apply the Armor crack filler system shown in the displayed video. The recommendation from the previous contractor is to fill the cracks with the rubber color match material and observe the courts over the next winter. The Armor crack repair system would then be considered at a later date. A second opinion is being sought.

Mr. Prego asked if there were any questions from the audience.

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