

# UPPER PERKIOMEN SCHOOL DISTRICT

Education Center

2229 E. Buck Road, Pennsburg, PA

## VIRTUAL MEETING

### Facilities Committee Meeting

January 21, 2021 – 7:00 pm

## MINUTES

**CHAIR:** Melanie Cunningham

**MEMBERS:**

Mike Elliott

Raeann Hofkin

Superintendent:

Dr. Allyn Roche

Director of Facilities and Operations:

Doug Kenwood

Business Administrator:

Sandra Kassel

## AGENDA

In attendance: Melanie Cunningham, Mike Elliott, Raeann Hofkin, Peg Pennepacker, Dr. Allyn Roche, Dr. Andrea Farina, Doug Kenwood, Sandy Kassel and Dr. John Farris.

The meeting started at 7:01 pm.

1. Approval of November 19, 2020 and December 17, 2020 Meeting Minutes (Attachments A & B)

Mike made a motion to approve the minutes and Melanie seconded the motion.

2. Old Business
  - a. Energy Performance Contract (GESA) Update

Doug stated the GESA Phase One Overview was now divided into 2 phases: 1A and 1B noting that 1A included higher priority items including the chiller and ECMs that generated the most savings – costing approximately \$2m for 1A and approximately \$6m for 1B.

He reported that some further digging by Noresco on water conservation measures regarding retrofit versus replacements did not necessarily provide a good payback for the money spent. He recommended moving these changes from 1A to 1B with two exceptions. Upgrading water conservation measures across the board for maintenance continuity versus savings at the HS, and age appropriate toilet and sink height fixtures for younger students at the 4/5 Center.

Another item to reconsider for expense vs payback time was lighting with occupancy sensors in classrooms. Doug recommended asking Noresco to consider installing some mock-ups in sample spaces to see how the lighting looks and how it works, noting the cost to do this first before installing them district wide would be money well spent.

His goal is to present the results of the 1A Audit and a Master Agreement at the February 11<sup>th</sup> board meeting.

b. High School Varsity Softball Field - Drainage Improvement Options

Doug reported he met with Jim Mazeika of Barry Isett on this matter. Their firm provided – at no cost – a drawing outlining three drainage options and approximate costs to address drainage on the varsity softball field.

Option #1 – An underground drainage pipe from the JV baseball field to intercept and catch water before impacting the softball field. - \$25,000

Option #2 – Extend the feeder field drains into the outfield of the JV baseball field - \$92,500

Option #3 – Install drainage on the varsity softball field itself -\$80,000

Approximately \$8-\$20,000 in soft costs were not included.

Peg asked if the decision was made to stay or move the field. Melanie noted that if moving or swapping fields, the drainage would still need to be fixed; lighting would still be an issue and with other changes would be extremely costly. Costs for a walkway to the parking lot had not been determined yet either.

If staying at the varsity field, Doug recommended Options #1 and #3 stating there would be one more meeting to discuss and make a decision in time for this to be a summer or fall project.

Dr. Roche brought up the possibility of using an off-site location as an alternate field. Peg did not recommend that with the OCR coming up.

Bobby Kurzweg (AD) is getting prices on bleachers, scoreboard and batting cages. It was recommended that Bobby be at the February Facilities Committee Meeting.

c. Marlborough Playground – Project Timeline

Doug reported work began on the playground and is going well. Swings are due on February 1<sup>st</sup> and the hope is that the entire playground would be in place by March 1<sup>st</sup>. Dr. Roche stated he is considering a groundbreaking for early February to celebrate the start of the installation of the new playground and share the positive investment this means for our students.

d. Waltgraber Lane Update

Dr. Roche reported that he had a resident of Waltgraber Lane, a private road, visit him. Dr. Roche and Doug followed up with an onsite visit with him. This led to discussion on an unwritten agreement between the District and residents in the past that allowed gator access in return for stone and upkeep to the lane. While there was nothing in writing, it was agreed by the committee that the District should continue to be a good neighbor, pay approximately 1/3 portion of the stone purchase, and use our facilities department to spread the stone and clean up the area. Discussion on if a more formal hold harmless agreement is necessary will be held with the solicitor in the near future.

### 3. New Business

#### a. Demand Response Agreement Renewal

Doug informed the committee that this agreement is with a company that pays our district to be on standby and shed electricity loads during peak periods during the year yielding a payout of anywhere from \$10,000 to \$30,000 to the District. The company notified the district they are changing some provisions and terms going forward that could affect the payout. Doug and Sandy believed there was room to negotiate some of the agreement. Melanie and the committee agreed if they could do this and felt comfortable with the results, the agreement could be placed on the January workshop agenda.

#### b. MontCo CLASS Notification System Sunset

Doug was notified that the current Panic Button system in place at the schools and Ed Center will no longer be supported by Montgomery County by the end of 2021. He was also informed the county has gone ahead and contracted with a new vendor that is now integrated with their system (ISS- Alertus). Using this vendor will cost the District approximately \$40,000 – \$50,000 annually and the County will not subsidize the cost. Doug expressed his frustration that there was no prior discussion and this decision puts the district in a corner. He added there are some other solutions, but delays in notification to 911 dispatchers make it challenging.

Dr. Roche and he will reach out to the new vendor as well as explore other options to support a 911 contact system, perhaps through an alarm company as Doug has suggested. He will keep the committee up to date on this issue – and budget for the cost in the short-term.

#### c. High School Sinkhole

A sinkhole in the old farmhouse area across from the electrical sign at the HS has opened up. It is deep and wide enough that Doug reported an engineer will need to come out and determine what this represents so it can be addressed properly. In the meantime it is roped off, and covered for safety.

A motion was made and seconded to adjourn at 8:05 p.m.