

## **South Middleton School District**

### **Facilities Committee Meeting**

27 January 2021- 7pm

#### **Attending:**

**Members Present:** Edith Rob (Chair), Bill Hartman, Jon Still

**Members Absent:** None

**Administration, Staff:** Dr. Matthew Strine, Mrs. Nicole Weber, Mr. Zachary Gump

**Members of the Public in Attendance:** Joe Cress

**Guest Briefers:** Jeff Straub, Crabtree & Rohrbaugh, and Matt Kessley, Trane Inc.

#### **Old Business:**

- A year in review – Zach Gump presented a slide presentation of 2020 bringing the new committee members up to date on all the major projects: Ecker Field Turf & Track Renovation, Brenneman Auditorium LED Lighting Upgrade & Stage Refinishing, Removal of Underground Storage Tanks, Upper Field Soccer Score Board, Construction of Batting Cages, Replacement of Maintenance Vans, Relocation of HS MAC Room, Replacement of HS Athletic Wind Domestic Hot Water Tanks, and Refinishing of Gym Floors
- **Covid-19 Mitigation Efforts:** Zach Gump presented on all the pandemic measures put in place beginning with the creation of a Pandemic Task Force, the establishment of an Incident Command, creation of a Pandemic Plan, various meetings with Cumberland County Safe Schools, FEMA, PEMA, and Department of Health,

and finally the SMSD Health and Safety Plan. He covered all mitigation efforts such as signage throughout all buildings, renting 6 mini storage trailers for excess furniture, the hiring of additional part-time and full-time staff, intensified cleaning, EPA regulated disinfectants, and electrostatic disinfection.

- RE: HVAC system, they have increased filter changes, prolonged system run times, and monitoring outdoor conditions to increase outdoor airflow. Mr. Matt Kessley from Trane Inc., presented on their Trane Intelligent Services program i.e. assessment of all HVAC systems, dependent upon that assessment there could be extra costs anywhere from \$200 - \$20,000 needed to conduct the actual monitoring of the district's systems on a monthly basis for 1 year and dependent upon those results may require the additional purchase of other modalities such as UV lighting, dry hydrogen peroxide, bipolar oxidation, and perhaps active de-humidification all of which are external costs to the initial contract for \$78,000 with option years of \$36,000 per year for continued monitoring. Based upon questions from the committee it was ascertained that this contract did not affect air quality, instead it was focused on maintaining space temperature and humidity. Trane offered that they could provide line itemization. Jeff Straub from Crabtree & Rohrbaugh offered use of their engineers if there was a further analysis by Trane. The committee agreed unanimously to not bring this proposal to the board, and a majority vote to not conduct further inquiry at this time.

## **New Business:**

- Yellow Breeches renovations
  - Jeff Straub, Crabtree & Rohrbaugh – a 5-year plan, beginning in 2025 to extend the life of Yellow Breeches Middle School was presented outlining the scope of work which would comprise a building renovation (mechanical, plumbing, electrical, building envelope, interior finishes, and sitework), along with an addition proposing 3 options of (4,8,10 classrooms). The total cost estimate of renovation with an addition is \$12 million (4 classrooms), \$13 million (8 classrooms) and \$15 million (10 classrooms)
  
- **5-year plan:** Together Zach Gump and Nicole Weber extrapolated all the major capital outlay projects and prioritized them by year with a budget provided at the end of each school year.
  
- Next Scheduled Committee Meeting is March 8<sup>th</sup> at 6pm.

Minutes submitted by Edith Rob 1/29/21