

Holmdel Board of Education Buildings,
Grounds & Safety Committee Meeting Notes –
August 20, 2020 - 7:00 p.m.

Board Members Present: E. Briamonte, Chair | P. Reddy | E. Urbanski | T. Wall

Administrators Present: L. Seitz, Interim Superintendent | M. Petrizzo, BA | K. Stromsland, Dir Plant Ops & Maint | S. Rogers, Asst Dir Plant Ops & Maint | L. Carducci, Dir of Com Prog & Stu Tranp | J. DeWysockie, ABA

Guests: Greyhawk Construction Manager, Spiegle Architects

Meeting Location: Zoom meeting

1. Holmdel 2020 (Referendum) Update:

- Interior Renovations and Exterior Site Renovations (Village & Indian Hill School): At both Village and Indian Hill Elementary Schools, all work is completed with the exception of punch list items.

- Exterior Site Additions & Renovations and Interior Alterations (Satz & High School):

- i. Satz Middle School

- 1. Link Interior: The new ductwork has been completed, the HVAC unit has been started and the space is being conditioned. All Plumbing fixtures have been installed within the bathrooms. The ceramic flooring within the bathrooms and the remainder of the Link have been installed. Ceilings throughout the Link are installed and painted as are the walls. Accent wall panels have been installed. Interior furnishings are scheduled to arrive on August 24 with assembly and installation beginning that same day and completed by the end of that week. Link Exterior: The roofing has been completed. Remaining are the metal Coping, Fascia and the aluminum Panels on the underside of the canopies. The new sidewalks have been completed, and the landscaping should be completed by Monday, August 24. 2. New Entrance Interior: All HVAC units have been installed in their respective rooms and the spaces are now conditioned. The bathroom plumbing fixtures have been installed. Previously all of the interior finishes had been installed including the carpeting, floor tiles, ceilings, wall panels and painting, as was the installation of the casework in the Main Office, Conference Room, Mail Room, Kitchenette and Nurse's Suite. Interior furnishings are scheduled to arrive on August 24 with assembly and installation beginning that same day and completed by the end of that week. New Entrance Exterior: The new Main Office Entrance stairs and sidewalk ramp have been installed complete with cultured stone and security bollards in front of the stairs. New sidewalks have been completed with the landscaping to be completed by Monday, August 24. The roofing has been completed. Remaining are the metal Coping, Fascia and the aluminum Panels on the underside of the upper canopy and the faux wood on the underside of the main canopy. The aluminum panels have been installed on the roof to screen the view of the HVAC equipment on the roof.

- 3. Science Labs (formerly Cyber Center): All of the new Science Labs have received new floor, wall and ceiling finishes including ceiling clouds. The new Casework has been installed with the respective sinks throughout. 4. Miscellaneous: The lockers for both Satz and the new PE Wing, originally scheduled to arrive at the beginning of August, were delayed due to COVID related production, and arrived today. Within two weeks all lockers should be installed.

- ii. High School

- 1. PE Wing Interior: All components of the interior space have been completed including most recently

the wood flooring in the MultiPurpose Room. The one exception to the interior finishes is the lockers as mentioned earlier. PE Wing Exterior: All landscaping had been previously installed however several plants were overcome by the extreme heat and will be replaced.

2. Main Entrance Canopy: The installation of the brick at the canopy columns has been completed as has the concrete walkway and curbing along the entrance. The back-lit sign with the name of the High School is anticipated to be completed by the end of next week. The roofing is complete, with the exception of the metal flashing around the perimeter, which is dependent upon the faux wood soffit panels. The underside of the canopy has started to receive the faux wood soffit panels and should be completed within two weeks. Landscaping that is scheduled, will be completed by Monday, August 24. 3. Commons / Secure Vestibule: The Storefronts for the new Entrance to the Commons and Secure Vestibule are complete. The installation of the new ceiling, floors and painting of the walls is complete within the Entry and Secure Vestibule. 4. Media Center: Previously all trenched floors that received under-slab plumbing and or electrical, have been backfilled and poured with concrete. Ductwork continues to be installed in the space as is electrical conduit and wiring. Metal framing for areas designated to receive soffits are being erected.

iii. High School & Satz:

1. Renovations & Miscellaneous: The base course of asphalt paving has been in place for several weeks. The top surface course of the asphalt is scheduled to be paved on Wednesday, August 26.

2. Readiness Planning for School Reopening Update:

As part of the Readiness Plan for the District-wide Re-occupancy, and based on the Assessment previously performed, certain aspects of that Assessment were implemented as follows:

The Retro-Commissioning has commenced at the Indian Hill ES, will be followed by Village ES and then onto the Complex. The intent is to review each piece of equipment for current performance, document compliance and/or deficiencies, and address each deficiency in real time with the Facilities Dept. The goal is to accomplish this before schools open. As examples, as part of the process, evaluations will be made to maximize the air filter efficiency as well as proper fresh air flow of each unit. This information will be given to the Facilities Dept. to implement immediately on those pieces of equipment that warrant modifications. This process is beneficial now during COVID-19, but will also be beneficial to meet the future needs of our facilities while also offering an overall healthier environment at our facilities.

The implementation of Bi-Polar Ionization Filtration for our 53 Roof-top HVAC Units is another measure by which the quality of the air is impacted. Needle-point bi-polar ionization units are installed in the supply air plenum that creates equal amounts of positive and negative ions. When these ions are injected into the air stream, they come in contact with viruses, bacteria and mold, creating a reaction that decomposes surface proteins thereby inhibiting their activity.

Another component of the Assessment was to implement the installation of UV-C (Ultra-violet) lighting in each classroom and office. This type of light, when used in the narrow spectral wavelength known as UV-C, from 200 – 280 nanometers, uses radiant energy to kill bacteria, mold spores, and fungi while inactivating viruses. The most photochemically effective wavelength was found to be 254 nanometers. In June of 2020, Boston University, through its National Emerging Infectious Diseases Laboratories (NEIDL) exposed materials containing SARS-CoV-2 virus to a UV-C lamp rated at 35W and emitting at 254 nanometers. They found that at their dosing rate, the virus was reduced by 99.99%. The system offers multiple security measures to ensure safety of students and staff, which include timers, occupancy sensors, audible messages when the system activates, and manual override switches. Purchase orders were placed in mid-July. It was anticipated by the vendor that this project would be completed prior to the start of school. However, the vendor just informed the district that due to the consumer demand for this science, there will be a delay in the availability of the deliverable equipment. As a result, the project will not commence until the end of

September and is anticipated to be completed by mid October.

We are installing walkthrough infra-red body temperature detectors that will display abnormal temperatures above 100.4 ° and has the screening capacity of 70 people per minute. They are portable so we can change locations as we determine the best traffic flow. This project will be completed before the start of school.

Coordinating with the infra-red body temperature detectors are our new Isolation Rooms. The CDC specifies that if someone is showing symptoms of the virus we must isolate that person in a separate room until they are picked up. We have easily assembled rooms made from acrylic panels that we can erect or dismantle into any location that we find necessary. This project will be completed before the start of the school.

Another piece of arsenal in an effort to mitigate exposure is through the use of an Antimicrobial Coating Tape. This silver ion antimicrobial tape has been known for many years to inhibit virus, bacteria, fungus and algae growth, and will be applied to touch surfaces such as door knobs, push bars, railings and bathroom fixtures to mention a few. This project will be completed before the start of school.

Our district's Buildings and Grounds team will be detail cleaning and disinfecting nightly plus at every opportunity throughout the day. Cleaning and Disinfection is a two-step process, beginning with cleaning of an area with an EPA approved neutral cleaner. The cleaning process reduces the number of germs, dirt and impurities on surfaces of frequent touching, such as light switches, desks, door handles, phones, keyboards, toilets, faucets, sinks and floors. After these areas are cleaned, we then follow up with an EPA approved disinfectant. Unlike the initial cleaning process, disinfecting can now successfully kill germs on the surface, without dirt and grime acting as a barrier. As mentioned previously, we will have added support with the silver ion antimicrobial tape, UV-C lighting for disinfecting after hours, and bi-polar ionization filtration. Lastly, the Buildings and Grounds team will be provided a refresher training course, before the start of school. This training course will highlight proper "PPE" and chemical use, along with the cleaning and disinfecting process.

With respect to the cleaning of outdoor playground equipment, a three-step process will be implemented. The initial step will be to power-wash the equipment with hot water and an environmentally safe cleaning agent. This will be followed by an application of a "Puroxide" (EPA Reg.# 84198-87815) which is both hypoallergenic and residue free. The final step will be the application of "Bioshield Surface Pro 5000", an antimicrobial coating (EPA # 53053-28). This project will be completed before the start of school.

With respect to the required PPE, we have received over 100,000 masks, gloves, and face shields and have solid sources for any additional supplies as necessary. Regarding the required signage, the applicable materials have been received and will be installed before the start of school.

3. Transportations Services Update:

For the 2020/2021 school year, the district is in the process of finalizing the remaining public school transportation routes and the applicable resolutions for Bid #21-02 will be included on the 8/26/2020 agenda for approval. Regarding 2020/2021 non-public transportation routes, the district works with the Monmouth-Ocean Educational Services Commission (MOESC) to secure and coordinate non-public school transportation and the applicable parents and/or guardians were notified accordingly on 7/31/2020. Regarding the reopening plan, the transportation department has been assured by the bus companies that they will deep clean the buses every evening. Additionally the buses will be sanitized between each route.

4. Date and Time of next Committee Meeting: September 3, 2020 at TBD.