

Saucon Valley School District
Meeting of the Ad Hoc Facilities Committee
District Office Conference Room
March 8, 2023 – 5:00 pm

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Welcome to the meeting of the Saucon Valley School Board Ad Hoc Facilities Committee. Our objective is to serve the students, parents, and residents of our community. You are an important part of this meeting and we look forward to your questions and comments. We are all here for the same reason. All opinions are welcomed and equally valuable. Our only request is that we address each other with civility and respect. Our courtesy toward each other is the best way to show our students how much we respect them as well.

Committee Members: Bryan Eichfeld, Michael Karabin, Shawn Welch, John Conte

- I. Call to the Order** – *Bryan Eichfeld, Committee Chair*
- II. Pledge of Allegiance**
- III. Recording of Attendance** – *David Bonenberger, Committee Secretary*
- IV. Motion to Approve Agenda** –
- V. Approval of Minutes** – February 8, 2023
- VI. Courtesy of the Floor to Visitors – Agenda Items Only**
- VII. Presentation:** Tremco Inc - roofing solutions/moisture survey/update on quotes
- VIII. Update:** Transite
- IX. Update:** HVAC
- X. Update:** Elementary School - Automated External Defibrillator (AED) Relocation
- XI. Discussion & Action:** Campus Loading Dock Doors - Replacement
- XII. New Business** -
- XIII. Old Business** -
- XIV. Courtesy of the Floor to Visitors** – *Visitors should state their name and address.*
- XV. Future Meetings** – April 12, 2023
- XVI. Motion to Adjourn**

A meeting of the Ad Hoc Facilities Committee of the Board of Directors of the Saucon Valley School District was held on Wednesday, February 8, 2023, in the District Office Conference Room. Present were Committee Members Bryan Eichfeld, John Conte, Michael Karabin, and Shawn Welch. Also present were David Bonenberger - Committee Secretary, and Jaime Vlasaty, Superintendent. Visitors: Dr. Shamim Pakzad, Susan Baxter, and Ryan McCann

- I. **Call to the Order** – 5:03 pm *Bryan Eichfeld, Committee Chair*
- II. **Pledge of Allegiance**
- III. **Recording of Attendance** – *David Bonenberger, Committee Secretary*
4-present, 0-absent
- IV. **Motion to Approve Agenda** – Shawn Welch, seconded by John Conte moved to approve the Agenda. Vote: 4-yes, 0-no
- V. **Approval of Minutes** – Shawn Welch, seconded by John Conte moved to approve the minutes of January 11, 2023. Vote: 4-yes, 0-no
- VI. **Courtesy of the Floor to Visitors – Agenda Items Only** - None
- VII. **Update:** Building 4 wall completion
- VIII. **Update:** Roof
- IX. **Update:** HVAC
- X. **Discussion & Action:** Elementary School - Automated External Defibrillator (AED)
- XI. **Discussion & Action:** High School Electrical Panel
- XII. **New Business** - None
- XIII. **Old Business** - None
- XIV. **Courtesy of the Floor to Visitors** – *Visitors should state their name and address.*
- XV. **Future Meetings** – March 8, 2023
- XVI. **Motion to Adjourn**

John Conte, seconded by Shawn Welch moved to adjourn the meeting.
Vote: 4-yes, 0-no

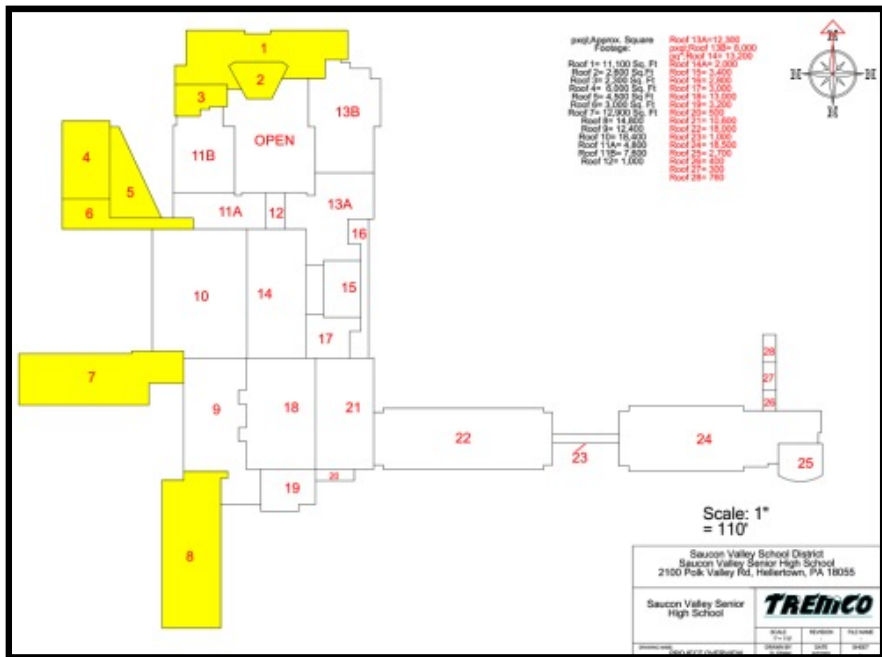
6:15 pm

Facilities Update

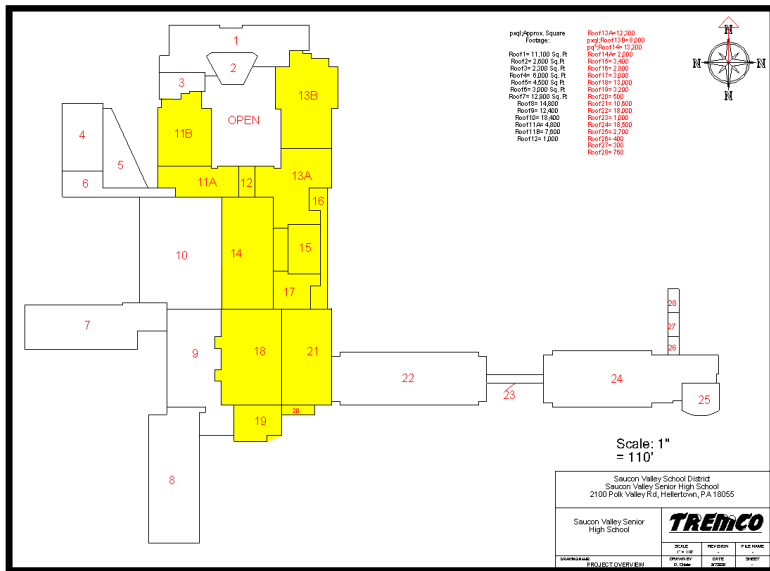
3/8/2023

Roof Update:

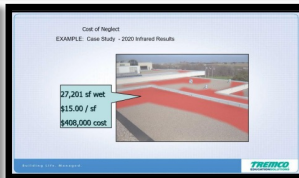
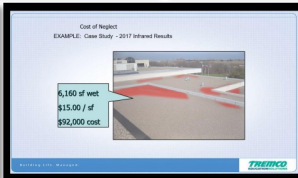
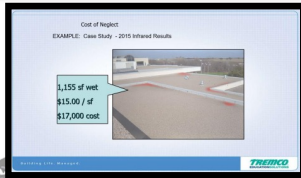
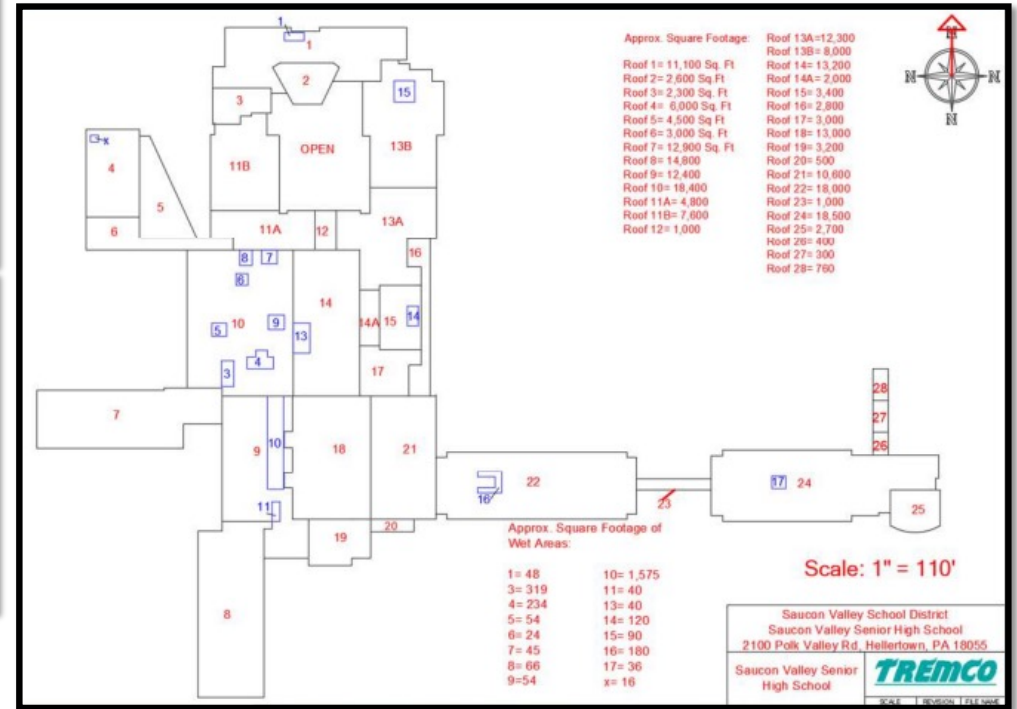
Visual Inspection – Roof Areas 1-8



Visual Inspection – Roof Areas 11-28



Diagnostic Testing: Infrared Moisture Survey



Restoration: 25 Year Warranty

Photographed below: Bethlehem area vocational school



- Fluid-applied polyurethane moisture triggered roof system
- Installed over existing modified bituminous roof system
 - Deficiencies in the roof system are repaired prior to application
 - Compromised insulation is removed and replaced prior to application
- Fluid-applied roof system is reinforced with polyester including the field of the roof, flashings, drains, etc.
- After the roof is cleaned and prepared for the fluid applied system:
 - Base Coat installed at 4 Gal./Sq. (64 wet mils) with polyester reinforcement embedded
 - Topcoat installed at 2 Gal./Sq. (32 wet mils)



Steps 1 and 2 (After Diagnostic testing is complete)

- Roof system is cleaned using Rooftec Wastewater Capture System
 - The RoofTec system almost instantly captures all wastewater so it does not run into the building's grounds, storm sewers or retention ponds.
- Repair roof deficiencies and remove compromised insulation found during the moisture survey in kind with the existing roof system.



Step 3 – Base Coat

- After deficiencies have been repaired, compromised insulation has been removed, and the roof surface is clean, the base coat is installed with polyester reinforcement at all flashings, drains and the field of the roof.
 - 64 Wet Mills (4 Gal./Sq.)



Step 5 – Topcoat

- After the base coat has cured, the topcoat will be installed.
 - Must be installed within 72 hours of the base coat or the base coat will have to be reactivated with a solvent based primer.
 - Topcoat is installed at 32 wet mils (2 Gal./Sq.)
 - Walkways are completed using an extra layer of topcoat with silica sand back rolled into the wet topcoat.



Projected Timeline

- **March or April 2023** – Saucon Valley School District approval of project followed by purchase order or completed contract to proceed.
- **May 2023** – Project awards are administered to subcontractors. Materials are secured for the project.
- **June or July 2023** – Pre-construction meeting followed by mobilization and staging of project for anticipated start date.
- **July or August**- Rooftec cleaning begins on designated areas.
- **July – October** – Project duration
- **End of October** – Anticipated completion or off site due to weather conditions.
 - Demobilization and final inspection



Key Takeaways and project investment

- Significant savings to Saucon Valley School District when restoring roof inventory rather than full replacement.
- Minimal disruption to facility.
 - Work can be completed while students/faculty are in the building.
- No interior protection needed.
- Turnkey solution from Tremco/WTI
 - Contractor walkthrough, pre-construction meeting, full time oversight of project, progress meetings, final inspection of project.
 - No contractor-initiated change orders.
- Best in-class installers of roof system.
- Total Investment
 - Base Proposal – Roof Areas 8, 11-21 - \$2,153,721.45
 - Alternate Proposal – Roof Areas 1-8, 11-21 - \$3,137,669.89



HVAC Update:



- 3 contractor site visits
- All 3 have completed previous HVAC projects at SVSD
- 2 contractors providing quotes (ASL- 1,750,000) (Hirschberg- End of March)

Transite/Window Update:



- 4 site visits with contractors since January 10th
- Awaiting a 5th week of 3/13
- Coordinating sub-contractor site visit leading to delays

1.Gym/ Pool Area-	\$453,394.00
2.Library-	\$450,823.00
3.Courtyard-	\$365,202.00
4.Exterior-	\$1,530,581.00

Total-
\$2,800,000.00

AED Elementary School: Update



- Awaiting materials to schedule relocation
- \$3,940 for new cabinet, install and equipment