

**Remsenburg-Speonk UFSD  
Site-Based Planning Advisory Committee  
Minutes from 7/16/18 Meeting**

The Meeting of the Site-Based Planning Advisory Committee began at 5:00 P.M. on July 16, 2018.

The members in attendance were: R. Masera, K. Toolan, D. DeVita, S. Morrison, P. Giere, J. Berger, S. Barbieri, S. Boughal, J. Reed, R. Senn

Visitors: Mr. Steve Walsh, Mr. Larry Salveson from BBS Architects

Dr. Masera gave a re-cap of the last two meetings.

The committee had compiled a list of questions for the architects after the facilities walk through at the July 9<sup>th</sup> meeting. Mr. Walsh and Mr. Salveson answered these questions and concerns as follows:

**Site Improvements:**

What exactly does the crack filler and seal coat include?

Will any comprised areas be removed and replaced?

Will the new parking lot catch basins be surrounded by asphalt or concrete?

Explain specific work to repair the parking lot and sinking catch basins, ie. cut out, compacting, repaving, etc.

**Answer:**

*The cracks are cleared to a depth of 2.5X their width and then filled in with asphalt, then a full sealcoat which lasts about 5-7 years. The cost includes replacing 2 catch basins, most likely, need repair only. Catch basins do not deteriorate – just sinking. We will cut out asphalt, backfill and compact around catch basins, re-level then re-asphalt.*

**Roof and Roof Drainage:**

Describe the roof replacement system (ie, materials, single layer or multi-layer, etc.)

On the flat roof portion: During and after rain/snow does the roof efficiently and effectively drain?

If no, what modifications are under construction to resolve the issue?

Roof leak over several years: Was consideration given to drop-ceiling insulation replacement due to mildew and/or mold?

What are the contingencies, such as when the roof is replaced, if they discover that the fascia needs to be replaced/repared, is the cost of repairs included in the estimate...?

**Answer:**

*Methods and materials used in roofing and the theories behind it were discussed. Thermoplastic Polyolefin (TPO) Roof will include a 20-year no-cost warranty, no limits. Single ply roof will be replaced using heat welded seams. Pitched roofs - Will remove all decking and replace with new asphalt shingles with insulation under 40 year warranty. All contingencies are included in the cost estimates.*

*We currently have 150' of copper gutters. BBS is proposing to replace with aluminum gutters. Profile aluminum looks like cornice. – can bid out for copper. Bid will say materials are returned to owner because some contractors bid assuming they will cash in scrap copper.*

*New roof will be built for positive roof drainage – using tapered insulation.*

**Architectural Interior:**

Will new ceiling tiles be 2' x 2'?

**Answer:**

*Yes. Tiles will be 2' x 2' if desired.*

Is there existing insulation above the drop ceiling, if so will that be removed and replaced?

Is there asbestos in those tiles or above insulation?

Is there asbestos surrounding heating pipes above the drop ceiling and below leaking roof causing it to become friable?

If yes, what is the probability that water leaking directly/indirectly onto the insulation is causing health concerns in the school?

If we are replacing the ceiling and grid, is there a cost savings to doing the lighting upgrade at the same time (not needing to remove and reinstall existing light fixtures.)

**Answer:**

*BBS will doublecheck to see if new insulation cost is included in project for replacement of drop ceiling tiles. Will discuss with engineers to see if better to insulate ceiling tiles or under shingles – new HumiGuard ceiling tiles are sag resistant.*

*AHERA triennial report will be reviewed to see if there is asbestos in the ceiling tiles and have Enviroscience Consultants do another report for the state and also to test for asbestos behind heating ventilators, taking core samples. This will enable us to prepare for asbestos abatement if necessary and adjust the project costs if needed. BBS will review our Triennial report.*

Can you provide a picture/rendering of what kind of material you are suggesting for the gym floor?

**Answer:**

*The committee looked at samples of gym flooring from Tarkett. We will need a dry clean maintenance system, like a hand-held Zamboni to clean the floor.*

Does the school require fire protection sprinkler system and indoor/outdoor notification system?

**Answer:**

*No. The school is not required to have a fire protection sprinkler system. We are grandfathered in. When the fire alarm goes off, it can be heard outside and it alerts people trying to come into the building.*

We spend \$10K a year on carpet replacement. When will we realize a savings by changing over tile floors?

**Answer:**

*Tile floors will last 40 years instead of 3-5 year carpet replacement cycle.*

If we go through the expense of changing out all of our lighting, what can we expect to see as cost savings over time with LEDs? Also, a question came up about ensuring that the ambient light given off from LEDs is comfortable for the kids, etc.

**Answer:**

*LED white light lighting (fluorescent is blue) White light is considered a better color temperature. LED reduces wattage by 40-50%, reducing electrical costs by 25-30%. Currently our PSEG bill is \$45K, cost savings @ 25% would be \$11,250/year. LED has a 20 year life, less fixtures needed, less maintenance and bulb replacements needed. Photometric design will be completed for new lighting layout – good for children.*

What items are genuinely “Code”? Can we be cited for something like the kitchen ceiling?

**Answer:**

*No code for kitchen ceiling. We are grandfathered in. Basically for today standards and cleanliness.*

Locksets were discussed.

*Manual One Button Lockdown is in the proposed lockset price. We should probably replace doors, standardize window sizes, etc. install electric locksets for One Button Lockdown.*

*The committee would like a breakdown of construction costs, contingencies, escalation, A & E fees, owner soft costs? Not all lumped together. A & E fees as per contract.*

**HVAC:**

Is there a long-term cost savings by replacing these units now?

Is there a projected fuel savings with the new DDS system?

Is there an efficiency and associated cost savings by upgrading the unit ventilators?

**Answer:**

*There are cost savings, but it takes a long time to recoup. The current ventilators are very old, noisy and disruptive to student learning, parts are hard to find, companies who work on them are limited.*

**Electrical:**

What benefits are there to a wireless clock system?

**Answer:**

*Everybody is on the same time. Atomic time and wireless so they can be moved anywhere in the room.*

Does the school currently have a clock system?

**Answer:**

*Yes. It is very old.*

Other information discussed:

- BBS prepares and handles all bids, checks references. Does BBS do bid leveling? That does not pertain to Municipality. We use lowest responsible bidder, point system grade bid. BBS reviews scope with bidders to make sure nothing is missing. High priority, low priority can add/alternate. Unit prices can vary based upon contingencies. They ensure that bidders have appropriate insurance, bonded, licensing, prevailing wages, 5 years experience requirement.
- Who is the project manager? BBS needs to act as Construction Administrator because project is \$1.5 million and up. BBS does bi-weekly progress meetings with contractors and weekly site visits. They take care of bids and licensing, not management. Clerk of works would be construction manager (part of soft costs).
- BBS approves monthly requisitions, purchase orders, quality of work, certified payrolls,(ie. Prevailing wage requirements) inspections.
- 5% retainage per month is standard on requisitions submitted by contractors.
- 200% of value retainage if work is not satisfactory.

- The roof project would begin July 2019
- The rest of the project would begin July 2020
- BBS in house – “take off” – ie. cost estimate of cost of all work. They have in-house engineers,etc. which enables them to provide more accurate costing.
- 45 of 120 school districts are with BBS
- 4-6 month procedure for preparing construction documents, then going to bid to Final Bid award.

The meeting was adjourned at 6:45 P.M. The next meeting will be held on July 30<sup>th</sup> at 5:00 P.M. at which time the committee will discuss and create a priorities listing and give its final recommendation to the Board of Education at the August 6<sup>th</sup> work session.

Respectfully submitted by Jaime Reed