



Operations Committee Minutes

August 15, 2019

Board Chair— Mr. John Capriotti

Administrative Liaison—Mr. David Francella, Mr. Todd Conn

Committee Members – Mr. Capriotti (Board Chair), Mr. Capriotti (Board), Mrs. Deirdre Alderfer (Board), Mr. Mark Cowell (Board), Mr. Jonathan Adar, Mr. David Hansel, Mr. Rich Hepp, Mr. Carl Maio, Ms. Lisa Menz, Mr. Dudley Rice, Mr. Scott Thistlewaite, Ms. Ninamarie Vlahovic

Attendance—Please see the accompanying committee attendance sheet.

Mr. Capriotti called the meeting to order at 6:00 pm.

Upon a motion made by Mrs. Deirdre Alderfer and was seconded by Mark Cowell to accept the meeting minutes of the June 13, 2019 meeting were approved by the committee. The vote was 7 yesses and 1 abstained.

Old Business

● **John Capriotti:** Talked about the tennis court project.

- The tennis courts have foundation problems.
- The tennis courts have been resurfaced several times.
- In recent years the resurfacings is no lasting long.
- The playing surface is not level.
- The foundation is degraded due to moisture.
- The district decided to look at fixing the issue instead of throwing money away on repairs.
- It was estimated it would cost \$750,000 to replace the courts. The district decided to get pricing from contractors.
- The district looked at installing them at the basketball court site.
- To install them at the basketball court site would cost about \$900,000.
- The district received pricing at \$ 565,000 to remove the current courts, and install a new drainage system, and build new tennis courts.
- A Engineering Company (E L A) was hired to look at the project.
- E L A had 12 core drillings done to see how the earth looked under the courts.
- Due to the lessor cost, the ease of permitting, and other factors it was decided to look at replacing the courts at the site where they currently are was the right solution.
- As stated coring's were done to check the ground under the current courts in 12 locations.

- o The coring's revealed the moisture problem was not as bad as it was believed to be. It was felt due to this the moisture problem could be mitigated with a drainage system.
- o At this point E L A felt confident with moving the project forward.
- o We are here today to move the project forward, to rebuild the tennis courts where they are now. To take this project Board for approval.
- o The cost for E L A is in your packet.
- o We did ask for E L A to be here tonight to help with questions, but they could not be here tonight.
- o In your packet you will find a letter from E L A supporting the project.

● **John Capriotti**, opened the proposed project up for discussion.

- o **Jonathan Adar**: Stated there are a lot of issues at the site. What type of drainage system are they putting in?
- o **Jonathan Adar**: Asked what are the Engineers qualifications?
- o **Jonathan Adar**: Asked do they have an understanding of drainage systems?
- o **Erik Pedersen**: Stated the districts previous Operations Director looked at several Engineers. He had meetings with the different groups, it became clear E L A had the background needed to do this project. As stated there were 12 coring's done. The Engineer believes this has proven the new tennis courts can be put back in place as long as drainage system is installed. Charles Haley from E L A stated the water problem isn't as bad as they had believed it was. He feels very confident the drainage system that would be put in will resolve the problem. E L A has done several large sports field projects including some in the Pittsburg area. The leadership group looked at E L A's project history.
- o **Jonathan Adar**: Asked is there a guarantee or warranty?
- o **Superintendent Chuck Lentz**: Stated there is a warranty, but I am not sure for how long.
- o **Todd Conn**: Stated I will get this information.
- o **John Capriotti**: Stated just like the track the tennis courts have a useful life time. The tennis courts useful life was over some time ago. They need to be taken up and replaced.
- o **Superintendent Chuck Lentz**: Stated it was explained to me, the water was one issue, and the useful life time was a bigger issue with the condition of the courts due to this E L A felt it would be better to take them up and replace them.
- o **Erik Pedersen**: Stated E L A is a Civil Engineer to. Keep in mind the cost to put the courts back where they currently are will be far cheaper then moving them. We would not need to deal with the permitting and the possible delay for permitting.
- o **David Hansel**: Stated he was troubled. Did the district look at other sites for the new courts?
- o **Erik Pedersen**: Stated the district looked at field 9.

- **David Hansel:** Stated, 22 years ago the fields were put in. The district was told there was a water problem where the tennis courts was built. This is a wet area. In the past 5 years they have gotten worst. We went 10 years without a problem with the courts. They were good then all of a sudden they started to crack. Why would the district spend money to put courts back in an area that's already wet? I don't understand this decision.
 - **David Hansel:** Stated no
 - **John Capriotti:** Talked about the swells along the edges and the fact there is no drainage system in place now.
 - **David Hansel:** Stated Your Right, but you're still building on top of springs. That doesn't make sense. 15 to 20 years from now you will have the same problem. Tell me why in 20 years did the surface start to crack? When they installed the netting post the posts were placed in square pours they should have been round.
 - **Erik Pedersen:** Asked how do you solve that now?
 - **David Hansel:** Stated you can't.
 - **Erik Pedersen:** Stated that's my point, this is why we are replacing the courts.
 - **David Hansel:** Stated, Why not move them and do the same thing.
 - **Erik Pedersen:** Stated this would cost more and push the project back maybe 6 months.
 - **David Hansel:** Stated we have already lost 2 years of tennis. You have pumps running 24/7 now in the boiler room due to the springs. The district has a high water table.
 - **David Hansel:** Talked about field 9 and what will happen there?
 - **John Capriotti:** Stated this issue is not on the agenda for today, and noted he felt with the Engineer hired we should be OK. The Engineer understands the concerns about the drainage issues.
 - **Deirdre Alderfer:** Asked are we also talking about the sidewalk and bleachers for the tennis courts?
 - **Superintendent Chuck Lentz:** Stated no.
 - **John Capriotti:** Stated we want to get the new courts in and how the crowds are.
 - **Erik Pedersen:** Believes doing the courts will bring more crowds in.
 - **John Capriotti:** Asked can we move it on, can I get a motion?
 - **Erik Pedersen:** Thanked the tennis coaches.
- **Deirdre Alderfer:** Made the motion to take project to Board, Jonathan Adar seconded. The vote was 7 yesses and 1 no.
- **John Capriotti:** Talked about the Facilities and Finance change of times.
 - **Superintendent Chuck Lentz:** Talked about the change order for field 9.
 - **David Hansel:** Asked is field to be restored?
 - **Superintendent Chuck Lentz:** Answered yes.
 - **John Capriotti:** Asked please put on for next month \$28,000 for cost of field.
 - **Superintendent Chuck Lentz:** Talked about soil for field 9.

UPDATES

- **Todd Conn updated the Facilities Committee on summer projects.**

- **HS Guidance Office,** Project is done except for finalizing punch list. This will be done Monday 8/19/19.
- **Boiler Room Project HS,** At this time they are 2 weeks ahead of schedule looking to be done on date of September 27.
- **Flooring at MS,** Project is done except for finalizing punch list. This will be done Monday 8/19/19.
- **Deirdre Alderfer:** Asked Did we do the hallway flooring.
- **Superintendent Chuck Lentz:** No due to the possibility of asbestos flooring.
- **Middle School library lighting project,** we are getting pricing to replace lighting. At this time only 1 fixture can be found with a 2 week delivery date. We are looking at the possibilities and will come back to the committee as soon as we have more information.
- **Superintendent Chuck Lentz:** Explained there are 10 lights in different levels of disrepair we were working to get the lights replaced with best lights we can with LED lighting.
- **Deirdre Alderfer:** Asked is this in Capital fund.
- **Todd Conn:** Stated the team is looking into funding.
- **Todd Conn:** Service contract for LES chiller, Todd tabled this item.
- **Replacement of backflow preventer at UES,** Todd Conn Stated this project needs to move forward. The cost to replace is about the same as rebuilding it. \$3,740.00

- Called to motion for UES back flow project to move forward: The vote was 8 yesses.

NEW BUSINESS

- **John Capriotti:** Asked Todd Conn to get costing for football turf and track.
- There was conversation about could this field be a multi-use field and about the over use of sports fields.
- **David Hansel:** Asked why we are not looking at a grass field
- **John Capriotti:** Stated the crown and field was not in good shape from over use. There was also conversation about not having enough fields.
- **Erik Pedersen:** Talked about teams not coming to play on our fields.
- **David Hansel:** Asked when have we had to move games?
- **Erik Pedersen:** Talked more about why teams would not use our fields.
- There was talk about getting an engineer of record on board. Todd will look into doing this.

o **John Capriotti:** Stated that we present to the board the request for developing a comprehensive plan to renovate the stadium facility based on the detailed information in the facility management plan. This would initiate an engineering consultant to develop the detailed plan, the costing of the plan by bid process, the scheduling and the funding plan. This comprehensive plan would be presented to faculties for vetting. This was the process for the tennis courts which I said I want to follow for this and frankly for all projects moving forward.

PUBLIC SESSION

o **Mr. Band:** Commented regarding the tennis court project and field usage.

Mr. Capriotti: adjourned the meeting at 7:00 pm.

Respectfully submitted,
Todd Conn
Operations Director