

The Board Report

Thursday, August 18, 2022



Disclaimer: The Board Report is a synopsis of the Hampton Township School Board meetings and is not intended as a replacement for any official Board minutes.

~ A Tradition of Excellence ~

The Hampton Township Board of School Directors

Bryant Wesley II, Esq.	Board President
Mrs. Jill Hamlin	Board Vice President
Ms. Denise Balason	Board Secretary/Facilities Chair
Mr. Matt Jarrell	Transportation Chair
Mrs. Joy Midgley	Personnel Chair
Mr. Robert Shages*	Treasurer/Policy & Legislative Affairs Chair
Mr. Greg Stein	Technology Chair
Mr. Larry Vasko	Finance Chair
Mrs. Trisha Webb	Student Affairs Chair

This Hampton Township School Board Meeting was held in the Hampton Middle School Auditorium. The meeting was audio/video simulcast so that community members could watch remotely, and was also audio/video recorded.

Members of Administration in Attendance

Dr. Michael Loughead	Superintendent of Schools
Dr. Rebecca Cunningham	Assistant Superintendent of Schools
Mr. Jeff Kline	Director of Administrative Services
Dr. Ed McKaveney	Director of Technology
Mr. Josh Kellogg	Manager of Network and Cybersecurity
Mr. Don Palmer, GRB	Solicitor
Dr. Jackie Removcik	Assistant to the Superintendent
Dr. Marguerite Imbarlina	Hampton High School Principal

** absent*

*** attended remotely*

August 18, 2022

Special Board Meeting

A video recording of the meeting can be viewed [here](#). The time within the video that each section begins is indicated below.

Call to Order

(5:32)

Mr. Wesley called the meeting to order and thanked everyone in attendance for coming. He said there would be an opportunity for public comment at the beginning of the meeting, but there were no comments this evening.

Mr. Wesley explained that the purpose of this Special Informational Board Meeting was to address several issues that were discussed at the Hampton Township Council meeting on August 10 in relation to the Hampton High School renovation project. HTSD administration and the Board of School Directors believed it was necessary to convene this Special Informational Board Meeting to address several inaccurate claims that were made at the August 10 meeting and to provide the community with accurate information about the project. He noted that the renovation project was not listed on the agenda for the August 10 township council meeting. Otherwise, he stated that the HTSD administration and construction team would have gladly attended the meeting to answer any questions and correct inaccurate information.

Further, Mr. Wesley commented that many Board members had been working on this project for several years — involving many hours spent attending meetings and working with the design and construction teams. He thanked the representatives of DRAW Collective, PJ Dick, CEC Engineering, and members of HTSD administration for attending the meeting.

Dr. Loughead stated that after receiving information about the issues raised during the Hampton Township Council meeting, the HTSD administration immediately convened with the construction team and began investigating these issues. He stated that the District wanted to provide the public with accurate information about the project in full transparency — as it had throughout the entire project. Dr. Loughead noted that this project has been one of the most successful construction projects he has been involved in during his career in education across several school districts.

Facilities

(11:30)

Ms. Balason reported that the following project representatives were in attendance: Cassandra Renninger (DRAW Collective); John Taormina and Jason Day (PJ Dick) and John Frydrych of CEC Engineering. Dr. Loughead asked each speaker to provide background about their company, project experience, and general comments on the high school renovation project.

12:20

Mr. Taormina (Project Executive) stated that PJ Dick takes great pride in the construction projects on which they work, so they wanted to address the issues raised during the August 10 Hampton Township Council meeting. He shared that PJ Dick Trumbull Lindy was founded in 1979. He has worked there for 30 years and has been in the industry for 36 years. He emphasized that PJ Dick is a local firm located in downtown Pittsburgh which knows the local market and industry very well. Completing approximately \$1.2 billion worth of work annually, PJ Dick works closely with many engineering and architecture firms — including DRAW Collective and CEC Engineering. Mr. Taormina said PJ Dick has a great working relationship with and a lot of respect for these two firms. He noted that PJ Dick has completed roughly over \$1 billion in projects related to the K-12 industry during his career.

Mr. Wesley stated that the Board and District were already aware of PJ Dick's background, but it was important for individuals not familiar with the project to understand. He noted that there were four main issues raised at the August 10 Hampton Township Council meeting that would be addressed during the Special Informational Board Meeting.

15:47

Ms. Renninger shared that she is one of the principals at DRAW Collective (formerly VEBH Architects). With a recent acquisition/merger with another firm, DRAW Collective has had significant experience with construction projects. Ms. Renninger has been designing in education for over 30 years. She stated that DRAW Collective has completed roughly \$500 million in construction projects in recent history — many of which were new builds. DRAW Collective has a lot of experience with site development, new construction, and renovation. She noted that CEC Engineers is one of their consultants and civil engineers for the project, and that she has worked with Mr. Frydrych for 15 years on numerous projects. Ms. Renninger lauded Mr. Frydrych's expertise, experience, and professionalism — noting that Mr. Frydrych was very helpful throughout the approval processes during municipal meetings because he is a great communicator and thorough engineer.

18:27

Mr. Frydrych reported that CEC Engineering has been involved with the high school renovation project from the very beginning, including early presentations at municipal meetings. He has been in the industry for 31 years, specializing in site development, site design, engineering infrastructure, stormwater management, and erosion sediment control. He noted that this particular project was heavily involved with site development, which he understands very well. He has been with CEC Engineering for 13 years. CEC Engineering has been around since 1989 with about 1,200 employees nationwide.

21:02

Mr. Day reported that he has been onsite daily, and the design team is onsite for weekly/bi-weekly meetings. He noted that the design team has been very responsive. Mr. Day stated that the construction team has given the District and Township its full effort and that he believes this project has been successful so far. He reported that has worked on many projects in 23 years with PJ Dick ranging from commercial buildings to school projects. The HHS renovation project has gone well, Mr. Day says, and he assured the Board and District that they are getting a quality building and quality site.

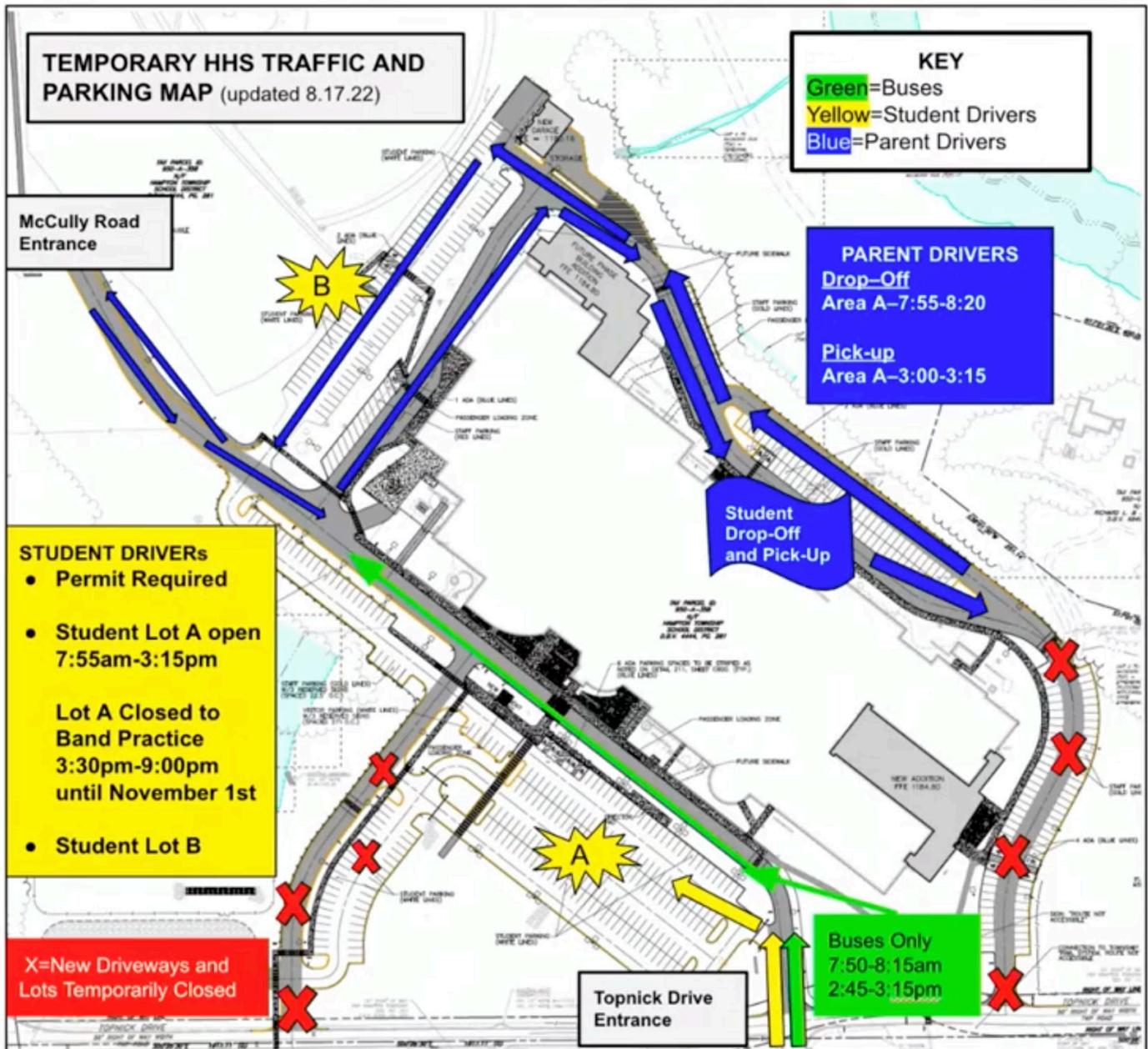
Mr. Day provided a status update for the project which included the following information:

- Fire alarm testing and life safety walk-through occurred on August 17. Corridor E and G doors will be installed permanently (which took longer to arrive on site than expected) in the next few days and will be inspected by August 23. Everything else related to life safety was acceptable to the Township Fire Marshall, Code Enforcement Officer, and the 3rd party Codesys building inspector.
- Pool — There is an isolated area of the old gypsum roof deck located within the footprint of the old pool rooftop unit curb that needs to be replaced with metal deck. This unforeseen condition and repair work is expected to be completed within a week so the remaining work on the new rooftop unit can be completed. The construction team is targeting the end of September to complete this work so the pool can be filled with water.
- All other scheduled work in the existing building has been completed for the start of school.
- Light poles for the parking lot will not arrive on site until October due to supply chain issues. However, six temporary light fixtures will be installed for the start of the school year.

Mr. Stein asked Mr. Day if there are any construction issues that were created by the Board or HTSD administration. Mr. Day said is not aware of any such issues.

Additionally, Mr. Vasko asked Mr. Day to explain the new traffic plow patterns for the start of the 2022-23 school year. Mr. Day explained that student drivers will park in the main lot (See below: Student Lot A). Dr. Imbarlina explained that Student Lot A will be closed after school so the marching band can utilize the parking lot. The marching band will begin practice at 5 p.m. Monday through Thursday. Parking Lot B is where student-athletes will park so they can keep their cars on campus after school. Between the two parking lots, Dr. Imbarlina said there are about 300 spots. She noted that the high school has never sold more than 250 parking passes — noting that there is enough parking for every student who has a pass.

High School – Traffic Plan



Job Progress Status and Information Clarification

33:49

Fire Alarm

Mr. Day provided the following clarification:

- The building's fire alarm has been active all summer. There were times during the summer construction work that the system was put on hold with the monitoring company during the workday (approximately 7 a.m. to 3:30 p.m.) because there was active work on the system and/or on the sprinkler system. The alarm system was still active internally to the building and in an event of an actual fire, the system would have still alarmed and alerted those in the building. The system was active and monitored during off-hours (3:30 p.m. to 7 a.m.).

- As construction proceeded over the summer, work was done that impacted the fire-alarm system. Various devices were removed and re-installed, new devices were installed, and the sprinkler system was drained and refilled numerous times. As this type of work occurs, the system will show “troubles” on the main panel. Mr. Day noted this is typical in the construction industry. This does not mean the entire system was not working, only those few selected device “troubles” were not active. He reported there were eight “troubles” — six involving three new fire doors mentioned previously, and two were existing and have been resolved in the past few weeks.
- The fire alarm system worked all summer and still works now. Fire alarm testing with the Township Fire Marshall occurred on August 17 and passed.

Mr. Wesley received clarification from Mr. Day that the construction team was aware of the fire door issue and that there was a back-up plan in place all along. Mr. Day confirmed that the Township Fire Marshall would return to inspect the fire doors before the first day of school on August 25.

Mr. Stein stated that the construction, design, and engineering team the District works are all well known for their integrity. He said he feels bad that they and the District are being besmirched. Mr. Wesley noted that this is why a special meeting was being held – to set the record straight.

40:48

Storm System Piping into Inlets and Manholes

Mr. Frydrych provided the following clarifications:

- Regarding the stormwater collection and conveyance system, spray foam was used around the piping into the inlets and manholes to temporarily support and lock the piping into place. This was identified in the earliest stages of construction as not being an acceptable practice.
- The general contractor and site subcontractor acknowledged numerous times to Mr. Frydrych verbally and in writing that the foam condition was just temporary and was going to be removed and grouted in appropriately at a later time.
- The Township engineer was aware of the issue since spring 2022 and documented it accordingly, which is part of the overall process. The initial reference came from the Township engineer through an email based on a May 25 inspection where the foam was identified by the Township as an unacceptable practice. That is when the construction team and consultant learned of the issue, and the contractor came back with their response with regard to the temporary measure.
- He noted that this is a good example of the process to monitor the work.
- When Artuso CEC was onsite, they witnessed and documented the storm piping being installed and backfilled in the trenches. Documentation and proper pipe bedding and backfill exists for the storm piping. Mr. Frydrych shared photos of the stormwater management systems in place on site. He reported, following last week’s meeting with the contractor, that CEC Engineering will be requiring pre-imposed pictures of each inlet. As the contractor moves through the site, they will photo document the current condition and as they repair each structure they will physically

document, via photographs, each structure — so there are reassurances that each inlet is done properly.

Mr. Vasko asked if the storm bricks beneath the parking lots have been tested to support the expected loads. Mr. Day confirmed that those units are tested under various loading conditions and can withstand the expected loads.

Mr. Frydrych displayed an overview of the site work and stormwater management systems for everyone to understand how extensive the site design and how stringent the stormwater criteria were.

1:02:10

Drive and Parking Lot Subgrade and Subbase

Mr. Day provided the following clarification:

- There was a notion that the “foundation” for the roadways was done incorrectly. This is false. The work has been done in accordance with the design and was monitored by 3rd party geotechnical inspection firm, Artuso CEC. There are numerous reports from Artuso CEC supporting this statement and can be provided as needed.
- There were various areas of the over-excavation where there was bad material for the subgrade. Part of the solution that was provided by Artuso CEC was to utilize the existing onsite asphalt that is also tested and documented by Artuso CEC. Mr. Frydrych noted that this is a perfect example of an inspection service performing as inspected.

1:06:23

Roofing Material and HVAC System Design

Ms. Renninger provided the following clarification:

- There is a notion that the wrong roof is being installed by the contractors as there was a misconception that DRAW Collective designed a white roof.
- In summary, the project was designed and bid with a black EPDM roof membrane; a white roof membrane was never contemplated for this project. In southern climates where there is more sun, white roofs make sense. However, in colder climates, black roofs are preferred because they absorb some of the sun’s energy.
- The contractor did not request a change to the roof material — in fact, they provided the exact basis of design product that was specified originally.
- In this region, and on this type of project, a black roof will actually have greater energy savings than a white roof and therefore will have lower annual operating costs for the HVAC system. The US Department of Energy has a web-based tool that can be used to determine what type of roof makes the most sense based on the project location.
- The HVAC system for the current project was designed around a black roof and the amount of insulation.

Ms. Renninger, responding to a question from Mrs. Hamlin, explained that none of the Township approvals had any reference to the building materials. The only place in which things related to the building materials come into effect is for the code review.

Mr. Vasko added that several school buildings in the region were also built with black roofs, including North Hills High School and several North Allegheny elementary schools. He noted, however, that A.W. Beattie has a white roof.

Ms. Renninger noted that the vast majority of insulation was thickened in numerous locations during the re-roofing process, which will improve the energy efficiency of the building as well.

Dr. Loughhead reported that the roof replacement is largely completed, except for the area around the HVAC unit above the pool. He noted that the District is thrilled to have an entirely new roof with a 30-year warranty. Ms. Renninger added that given the expected supply chain issues, it is remarkable that the roofing project was completed in a timely manner.

In closing, Mr. Wesley thanked everyone who attended the Special Informational Board Meeting and stated that Mr. Day's monthly updates at the Board meetings have been extremely helpful. He remarked that the project team has been very professional and that the Board appreciates all their efforts. He noted that the project has gone really well to this point.

1:17:41

Bethany Blackburn (Hampton Township Council Vice President) shared her appreciation for this Special Informational Board Meeting and the information that was presented. She said she considers the collaboration between the Township and the School Board and HTSD administration very critical for the success of the Township. Moving forward, she says that the Township will look to make sure Township Council agenda items are properly documented so that those involved with the project will have the opportunity to respond and present their comments. She thanked everyone for their work on the project and noted that the information provided was very detailed and informative.

Mr. Wesley thanked Ms. Blackburn and stated that the Board appreciates the cooperation with the Township Council. He said the Board would really appreciate having an opportunity to be advised in advance if there are any further questions about the project.

Mr. Jarrell commented that the project team has been impressive to deal with every step of the project. He thanked each representative who attended the meeting for their preparation and professionalism in presenting this evening.

Adjournment

Mr. Wesley adjourned the meeting and announced that the Board would enter an executive session to discuss legal matters.