

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, April 11, 2016

7:00 PM

Administration Board Room

EXECUTIVE SESSION 6:15 PM

Minutes

Pledge of Allegiance

Call to Order - A workshop meeting of the Lehigh Area School Board was held in the Administration Building, Conference Room A, on the above date and called to order at 7:02 p.m.

Roll Call

	Present	Absent
Mr. Byron Arner, Member	☐	X
Mr. Richard R. Beltz, Vice-President	X	☐
Mrs. Gloria Bowman, Member	X	☐
Mrs. Marianne Dwyer, Member	X	☐
Mr. Stephen L. Holland, Member	X	☐
Mr. David L. Krause, Member	X (via phone)	☐
Mr. Wayne Wentz, Member	X	☐
Mr. Andrew Yenser, Treasurer	X	☐
Mr. Hal Resh, President	☐	X
Mr. Brian Feick, Business Manager	X	☐
Mr. Jonathan Cleaver, Superintendent	X	☐
Attorney William Schwab, Solicitor	X	☐
Mrs. Melissa Wagner, Recording Secretary	X	☐

**** Notice of Executive Session regarding personnel and negotiations.**

Public Comment on Agenda

Mr. Reichl noted that the HS will hold a carnival at the football field on April 28, 29, and 30 and it supports L.E.A.F.

Mr. Feick noted that the play is at the HS this weekend. The play is "Bye, Bye Birdie" and is held on Friday and Saturday at 7:30 p.m.

Presentations

Construction Project Updates – Quandel & Mr. Cleaver

Mr. Cleaver introduced Karl Kauffman from Quandel to give his monthly report.

- *Handout was given to board from Karl Kauffman*
- *Middle School*
 - *Phase 2 Classroom Renovations*
 - *Exterior wall demolition is complete*
 - *HVAC rough-ins are almost complete*
 - *Electrical and plumbing rough-ins have started*
- *High School*
 - *Started the exterior veneer façade removal*
 - *Auditorium is 2/3 removed*
 - *Phase 2 Classroom Renovation demolition started*
 - *Upgrades to the fitness center*
- *Aggressive summer schedule for both buildings*

Mr. Beltz – Is the project on schedule? Is the extra work adding any days to the schedule?

- *The original construction completion date is May 31, 2017. The last day at the middle school may go a little further into the summer. We are projecting that the high school may be completed before this date.*

Communications - None

Approval of Minutes - None

Financial Matter - None

Personnel - None

Miscellaneous

Mr. Cleaver – We ran in to water damage to the façade of the high school. The material used in 1992 was allowed. However, this material, brown board, is no longer used. We've looked at several options. We wouldn't have known how bad it was until it was removed. JMSI determined there is no damage on the interior of the building.

Karl Kauffman – We are recommending to excavate out at the fitness area, remove existing waterproofing that was not properly installed and add a waterproof membrane to the foundation. We anticipated some water damage, but not near the extent that we've encountered. Because 60-70% needs to be replaced, we are recommending you do a new façade and vapor-barrier to the entire building. Again, the good news is that the interior is not damaged.

Mr. Cleaver – JMSI did air filter testing and there was nothing out of the ordinary.

Mr. Beltz – There is evidence of water damage around the other areas?

Mr. Cleaver – Yes, the other areas seem to hold more water than the areas we've uncovered.

Mrs. Bowman – I want to clear this up for the community because the site for the high school has always been questioned. So, it's not the site, it was the products used back in the 90's as well as the construction itself.

Karl Kauffman – Yes.

Mr. Cleaver – The electric was also run outside the wall, which was allowed. The electrical boxes were actually rusted from the water being inside.

Mr. Feick – When block is used underground it is supposed to be filled in. The holes on this were not filled in.

Mr. Beltz – Was there a moisture barrier applied to the block?

Karl Kauffman – There was a barrier installed, but not properly installed. We've just exposed the top foot of the foundation and it was poorly installed.

Handout given to board regarding the financial impact of the work.

Karl Kauffman – Cost for removal and replacement is \$4.50/square feet. This is a competitive unit price. There is approximately 38,513 square feet with a total cost of \$178,309.00. New membrane and foundation drain at north end is estimated at \$13,170.00. To reduce these fees the district can perform final cleaning for a credit of \$95,000.00. We are also looking to change the veneer at the high school with the same specs but lower price and depending on texture and color it could be a savings of \$26,000-\$40,000. With these two credits the total estimated cost would be \$51,479-65,479.

Mr. Cleaver – This block was used at Parkland and Catasauqua. I talked with the Parkland Superintendent whose 17-year old building has the same block and it's in good shape and they've had no problem with water penetration.

Mrs. Bowman – Do we have a timeline?

Mr. Cleaver – If this gets approved tonight, we have a team to come in on Wednesday.

HS Change Order App. MOTION by Mrs. Bowman, SECONDED by Mr. Wentz to approve change order request as recommended from Quandel and Administration for replacement of the existing exterior sheathing at the High School to an upgraded material as presented.

VOTE: YES - 7 NO - ____ ABSENT - 2 ABSTENTIONS - ____

Programs - None

Old Business for Discussion - None

New Business for Discussion

MOU Emp. #1259 MOTION by Mrs. Bowman, SECONDED by Mrs. Dwyer that the Board approves the proposed Memorandum of Understanding with the Lehigh Area School District concerning employee #1259.

VOTE: YES - 7 NO - ____ ABSENT - 2 ABSTENTIONS - ____

FMLA Emp. #1259 MOTION by Mrs. Bowman, SECONDED by Mrs. Dwyer that the Board grants FMLA leave for employee #1259 retroactive to April 1, 2016, through June 30, 2016.

VOTE: YES - 7 NO - ____ ABSENT - 2 ABSTENTIONS - ____

Resignation J. Gasper MOTION by Mr. Wentz, SECONDED by Mrs. Bowman that the Board accepts the resignation of Jessica Gasper as a professional employee of the District effective June 30, 2016.

VOTE: YES - 7 NO - ____ ABSENT - 2 ABSTENTIONS - ____

**Trane
Payment
App.** MOTION by Mrs. Dwyer, SECONDED by Mrs. Bowman that the Board of School Directors of the Lehigh Area School District (the "School District") does hereby authorize the Administration to pay a total of \$75,000.00 to Trane, Trane Building Advantage, Ingersoll Rand, and Trane U.S., Inc., to settle all claims and debts held by them and their associates, successors, assigns, affiliates, subsidiaries and parent companies.

VOTE: YES - 7 NO - ____ ABSENT - 2 ABSTENTIONS - ____

Courtesy of the floor / Public Comment

1. Atty. William Schwab – History

- Director Byron Arner and myself were talking about what use to be in front of us (at this building) and he had a picture of the dedication of the Martin Jensen Flying Field. We should know our history. I also wrote an article in The Times News.

Atty. Schwab donated two (2) pictures to be hung at the administration building. One of the dedication and one of the article.

Adjournment

Next scheduled meeting is the regular meeting on Monday, April 25, 2016, at 7:00 p.m.

MOTION by Mrs. Bowman, SECONDED by Mrs. Dwyer to adjourn the meeting at 7:32 p.m.

VOTE: YES - 7 NO - ____ ABSENT - 2 ABSTENTIONS - ____

Respectfully submitted



Brian Feick
Board Secretary

(Minutes of April 11, 2016, include Pages 1 through 5.)