

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, May 9, 2016

7:00 PM

Administration Board Room

EXECUTIVE SESSION 6:00 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. Marianne Dwyer, Member	X	☐
Mr. Stephen L. Holland, Member	X	☐
Mr. David L. Krause, Member	X	☐
Mr. Larry Stern, Member	X	☐
Mr. Wayne Wentz, Member	X	☐
Mr. Andrew Yenser, Treasurer	X	☐
Mrs. Gloria Bowman, 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 issues and Superintendent evaluation.**

Public Comment on Agenda - None

Presentations

Construction Project Updates – Quandel & EI Associates

Update of MS/HS Renovations from Karl Kaufman – Summary sheet given to all board members.

➤ ***Middle School***

- *Still in Phase 2 which will take us to the end of the school year.*
- *MEP overhead rough-ins are complete.*
- *Gypsum wall board installation is almost 95% complete.*
- *Wall patching completed and painting started.*
- *Summer will bring the rest of the classroom renovations, administrative offices, and façade.*

Mr. Cleaver – There is a sample of the wall panel behind the middle school. You can see the proposed block for the project. Unfortunately, this block cannot be used on the high school due to the weight of it.

Mark Barnhart – Specific products for schools meet requirements such as water absorption rate, specifications, manufacturer's warranty. There are a lot of materials available and Quandel is involved when picking the material.

➤ ***High School***

- *Exterior veneer demolition is going extremely well. About 2/3 is removed.*
- *Renovations have started with HVAC rough-ins almost complete.*
- *Demolition to fitness area is almost complete with new foundations ready to begin.*
- *Summer will be busy with renovations to the cafeteria, administration, 2 classroom wings and the gymnasium.*

➤ ***Fire Rated Walls at the High School***

- *Existing 1-hour and 2-hour fire rated walls were not properly installed during original construction. Met with the code inspector because it is a significant cost to the district. Recommendation is to extend the 2-hour walls to meet code requirement and submit to the joint code appeal a variance request to allow the existing construction on the 1-hour rated walls to remain as currently constructed. There is a 2-4 inch gap at the top of the walls. Every wall on the 2nd floor will need to be extended and fastened to the roof.*

Mr. Cleaver – There are usually spots where there are spaces, but the whole building has this space. There are options for the 1-hour and 2-hour fire walls. We are making many improvements to the safety of this building.

Mrs. Bowman – Looking at the whole safety feature. What does the 2-hour renovation look like?

- *Extending the wall to the roof joist deck of the metal structure. They ran it up above the ceiling, but not to the roof. There are multiple assemblies available to run a 2-hour rated assembly to the roof.*

Mr. Stern – At one of the last meetings I attended, there was an issue with drainage around the bottom of the building.

Mr. Cleaver – We are looking to remedy the situation by cutting some of the elevation at the corner where the steps go down to the current weight room area. This will allow us to get to the area of concern. There will be a natural swale to keep the water away from the building. Trenching will be done to look at the foundation to make sure there is no other damage.

Mark Barnhart, EI Associates - Update of Elementary Center – PowerPoint Presentation

Mr. Cleaver – The site has not changed. The traffic study has been completed and we have some easements to address.

- *We have a complete set of construction drawings that are ready to go out to bid. Quandt has completed a 90% review of the drawings.*

Mr. Cleaver – We've had many design meetings. We've increased the classroom size to 900 sq. feet. The building is larger than anticipated. Still looking at ways to tighten up the square footage such as stairwells, etc. Every square foot is \$180. Two companies have brought in furniture and we've taken a trip to Norristown to look at furniture. Furniture is more appealing to students along with better quality. Almost all furniture is flexible including mobile teacher desks.

- *Because this is a primary/elementary center we want to create flexible space. We have it set up as two libraries in one with two entrances. Versatility for use by small people (elementary students).*

Mr. Cleaver – Music and band room layouts, instrument storage areas.

A sample classroom layout with left and right-handed use desks. K-2 book storage looking for under the desk and grade 3-5 storage under the seat. Chairs are almost indestructible, kidney-shaped tables, window seating, additional storage, tackable areas, moveable walls, etc.

Layout of the gym with large group instruction (LGI) area at the top. The areas can be separated from the gym with a moveable wall for instructional areas. Looking at additional bleachers on the ends with a full capacity of 1200 students. The locker room areas have the flexibility of 4 rooms (official rooms, etc.). Scorer's area will be elevated.

- *We are showing pictures with the full use of the gym during events. This gym during the day will be separated into two areas. There is also a stage area.*

Mrs. Bowman – Is there capability to have projection in the gym?

Mr. Cleaver – We are looking to put access in the gym for a projector.

- *The stage area can be used from the gymnasium side and the cafeteria side.*

Mr. Cleaver – We are looking to do different types of tables in the cafeteria, i.e. round, straight, higher tables. When first discussed, food prep was going to be in the lower level and bring up to the second level. This has changed and we brought this upstairs but it has increased the square footage. We will have the same equipment we've specified at the middle school.

- *We talked about different colors and how to designate each wing for the students. We will have 4 wings and each wing will have a dominate color. Shared areas would be the school colors.*
- *The main entrance canopy has wood beams and so does the cafeteria.*
- *Kitchen is designed to close off the food service area and the front serving areas can be used by sporting events and boosters. This area becomes the lobby for events.*

Mr. Cleaver – Karl Kauffman will discuss the recommended cost-savings options. There are 13 areas. These can be alternate bids like we did with the stadium project. Because there is competition with the bids, the general contractors will throw low numbers at the alternates. This can mean the difference in general contractors receiving the bid.

The Plancon projects have an 18-month moratorium beginning May 15, 2016. Because of this, we may have more general contractors bidding on our projects. The handout shows some of the areas we are working on to bring some of the costs down. These are just estimates at this time. We will not have hard numbers until the bidding process is done. The square footage we would like to see is 161,000.

- *Reduced site work fill – to achieve the previous grading we were importing about 15,000 cubic yards of fill in the site. So, by adjusting some grades, we are repurposing the fill that is there. This can save a substantial amount of money. The building doesn't changes, just the elevation of the fill.*

Mr. Cleaver - These are in no specific order. We also have options of looking at state contract bids.

- Playground equipment
- Bike Trail/Cross County Route
- Monument Seating Area
- Amphitheater (outside)
- Stage Rigging
- Entrance Mats/Metal Grids
- Instrument Storage,
- Classroom Flooring to VCT (Vinyl Composition Tile)
- Reduce Bleacher (not the main bleachers)
- Final Cleaning

- *We can pick up points/credits for LEED when using natural materials. Vinyl tile is a petroleum product. We are also looking at linoleum. Main corridor is terrazzo. Each of the four*

wings we are looking at a linoleum product and also going into the classroom. We are putting the flooring in as an alternate to see a bid. Linoleum is the more natural product.

➤ *Most of these items come for the 90% view of the document. We are putting them in as a bid item to see the difference in price. This gives the board an option.*

Karl Kaufman – We came up with these cost saving options because in the Act 34 hearing we were at 145,000 square foot building and with our 90% review documents we are up to 168,000 square feet. We are trying to bring it back down to 161,000. The bigger classrooms and expanded gym have added. We are trying to give the board the ability to protect the budget.

Mr. Cleaver – Regarding the traffic study...there are areas to address such as re-striping and 75 ft. of widening for a turning lane. The estimated budget for this is \$60,000. Also, the traffic signals at 9th and Union and 9th and Bridge did not warrant a traffic signal. However, once the building is occupied we are required to do another traffic study. The cost for a traffic signal is between \$160-180,000. It would be a one-time cost to the district then taken over by the municipality.

Communications - None

Approval of Minutes – None

Financial Matter - None

Personnel

**Hires
Approved** MOTION by Mr. Yenser, SECONDED by Mrs. Dwyer to approve the recommendation to hire the following employee in accordance with the respective contracts, pending clearances:

1. **Debra Malick** - Lunch-Time Aide (\$7.25/hour) – East Penn Elementary

VOTE: YES - 2 NO - 0 ABSENT - ABSTENTIONS -

Miscellaneous

**PlanCon F
New Elem.** MOTION by Mr. Krause, SECONDED by Mr. Holland that the Lehigh Area School District, hereby authorizes the Administration and the Architect, EI

Center Approved Associates, to prepare and submit PlanCon F (Construction Documents), for the project known as the Lehigh Area Elementary Center to the Department of Education for review and approval, and release the project for bidding.

Mr. Cleaver shared an example timeline of the project which was also emailed to the board.

Roll Call Vote:

	Yes	No	Absent	Abstention
Mr. Byron J. Arner, Member	☐	X	☐	☐
Mr. Richard R. Beltz, Vice-President	☐	X	☐	☐
Mrs. Marianne Dwyer, Member	☐	X	☐	☐
Mr. Stephen Holland, Member	X	☐	☐	☐
Mr. David Krause, Member	X	☐	☐	☐
Mr. Larry Stern, Member	X	☐	☐	☐
Mr. Wayne Wentz, Member	X	☐	☐	☐
Mr. Andrew Yenser, Member	X	☐	☐	☐
Mrs. Gloria Bowman, President	X	☐	☐	☐

VOTE: YES - 6 NO - 3 ABSENT - ABSTENTIONS -
Motion Carried.

Programs - None

Old Business for Discussion

Mrs. Bowman – September 29, 2014, we had a motion on the agenda that any construction project bill be presented on the agenda itemized. Usually this is two pages. My thoughts are to list the motion with a second and list all of them with a date and total.

Mr. Feick – We can itemize by project with each amount and a total. Copies of the bills would still be included in the board packet.

Const. Bills Listed on Agenda MOTION by Mr. Stern, SECONDED by Mr. Wentz to have construction bills listed with a summary line item with details supporting the summary line item by construction project.

VOTE: YES - 2 NO - 0 ABSENT - ABSTENTIONS -

Mrs. Bowman – Thanked Mr. Stern for accepting the appointment

Mr. Yenser – Thanked the administration for bending over backwards to have graduation outside. It was a real group effort by all.

New Business for Discussion

Mrs. Bowman – Appointing/re-focusing committees and new times will start as of June 1st.

Building & Grounds – 2nd Tuesday of each month at 7:30 a.m. – Chair is Mr. Holland and Mr. Stern and Mr. Wentz are on the committee.

Negotiations/Personnel – meets on as needed basis – Chair is Mrs. Dywer and Mr. Arner, Mr. Beltz, and Mr. Stern are on the committee.

Budget – 2nd Tuesday of each month at 6:00 p.m. – Chair is Mr. Yenser and Mr. Arner and Mr. Beltz are on the committee.

Academics/Policy – will meet alternating months on the 1st Wednesday at 4:15 p.m. – Chair is Mrs. Bowman and Mr. Krause and Mr. Stern are on the committee

Wellness – meets on as needed basis – Chair is Mr. Beltz

Library – meets on 4th Tuesday of the Month at 7:00 p.m. – Mrs. Dwyer & Mr. Yenser are the reps.

Athletics – meets every other month at 7:30 a.m. on the 2nd Tuesday – Chair is Mr. Wentz and Mr. Holland and Mr. Wentz are on the committee.

Legislative – Mr. Krause and Mr. Arner

Title I and Advisory Council – meets every other month on a Friday at 7:45 a.m. and quarterly at 6:30 p.m. – Chair is Mrs. Bowman

CLIU Representative until June 2017 is Mr. Wentz

CCTI Representative is Mr. Yenser and alternate is Mr. Holland

CCTI Authority Representative is Mr. Rocky Ahner

LCCC Representative is Mr. Krause

Courtesy of the floor/ Public Comment

Janice Bowman – Question on Procedure

➤ *How do you handle a request to do a presentation to the board?*

Mr. Cleaver – You would make the request to me. You have 3 minutes to talk to the board during a meeting. If it is policy and procedure you can meet with our policy committee.

- *It's related to changing the bathrooms to transgender. We have groups fighting it on a national, state and local level. We want to educate all boards.*

Mr. Cleaver - It is something we will be dealing with and policy committee would be the best way to start.

Mrs. Bowman - Our next policy meeting is July 6th at 4:15 p.m. at this building.

- *We have a group working together on this issue. We will be talking to representatives.*

Adjournment

Next scheduled meeting is the regular meeting on Monday, May 23, 2016, at 7:00 p.m.

MOTION by Mr. Stern , SECONDED by Mrs. Dwyer to adjourn the meeting at 8:33 p.m.

VOTE: YES - 2 NO - 0 ABSENT - ____ ABSTENTIONS - ____

Respectfully submitted



**Brian Feick
Board Secretary**

(Minutes of May 9, 2016, include Pages 1 through 8.)