

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, August 15, 2016

7:00 PM

Administration Board Room

EXECUTIVE SESSION 6:30 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 7:23 p.m.

Roll Call

	Present	Absent
Mr. Richard R. Beltz, Vice-President	X	☐
Mrs. Stacey L. Duerst, Member	X	☐
Mr. Duane R. Eidem, 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 litigation, personnel, and negotiations.**

Public Comment on Agenda - None

Presentations

1. Construction Updates – Construction Team

MS & HS Updates – Karl Kauffman

Middle School Updates:

- Second floor classrooms: MEP rough-ins almost complete, 90% of VCT flooring is installed, science casework about 60% complete.
- First floor classrooms: ceiling grids installed, 25% of VCT flooring,
- Exterior veneer is installed, windows are about 90% complete, and panel install will begin at end of month.

High School Updates:

- Brick veneer is being installed along with windows.
- HVAC rooftop units were set.
- 4 classrooms left for fireproofing.
- Guidance Area: demo complete, walls framed, flooring will start this week.

Dave Krause – Have they fired up the HVAC at the Middle School?

Karl Kauffman – The cooling tower has not been started up. We will know better next week.

Jonathan Cleaver – On the agenda we do have several change orders. Because of things not completed correctly years ago, the cost increases to fix the items.

Stephen Holland – As far as construction, is school going to start on time?

Jonathan Cleaver – Yes, that is the plan.

Karl Kauffman – These projects will continue for another 9-10 months.

Elementary Center – Mark Barnhart, Karl Kauffman

Jonathan Cleaver – Bid openings came in last week. A lot of alternates offered in the bidding process. Everything discussed at the Elementary Design Meetings have been put in the bidding process.

Handout of bid tabulation sheet was given to the board members.

Karl Kauffman reviewed the bid tabulation sheet with the board and areas highlighted in yellow are suggested alternates for board consideration and keeping in the budget parameters.

Alternates:

- Flooring – VCT Flooring in lieu of BCT & Linoleum in classrooms
- Tile Carpeting by Mannington in lieu of Patcraft
- Corian Sink Countertops in lieu of Caesarstone
- Add Rigging, Curtains and Projections Screens at Stage

Jonathan Cleaver – The cost for the stage alternate is a better price than state contracting.

- KI Seating without Upholstered Seats in Large LGIs

Jonathan Cleaver – In the LGI rooms (2) a molded seat would make more sense than an upholstered chair because of the activities in the area.

- Add Outdoor Play Sets by Playworld Systems

Karl Kauffman – The district feels that Playworld offers a more durable piece of equipment.

Jonathan Cleaver – Nice, heavy-duty play equipment. The surface under the play equipment will be soft matting not wood chips.

Mark Barnhart – This is four (4) sets of play equipment for different grade levels.

- Add Masonry Plaque Display Wall adjacent to flagpole

Jonathan Cleaver – It's more costly to do this area afterwards.

Karl Kauffman – One of the big questions for the district is the feedback from the board in regard to the windows for the project. There are different options.

Alternates:

- 1) All exterior windows would be aluminum based and the interior would also be aluminum based.
- 2) All exterior windows would be wood based and the interior would be aluminum based.
- 3) All exterior windows would be wood based and the interior would also be wood based.

Jonathan Cleaver – Wood looks aesthetically nice. Stroudsburg High School has used the wood windows in their project.

Gloria Bowman – What is the advantage of using wood?

Jonathan Cleaver – There is an advantage when it comes to temperature (*handout*). There is a cost benefit when purchasing the aluminum from a manufacturer. This would bring the wood element into the classroom. There is a cost factor with the wood.

David Krause – Does the choice impact LEED?

Mark Barnhart – No, it does not impact LEED.

Gloria Bowman – What is the difference in price?

Karl Kauffman – Depending on which alternate you choose, it can change the general contractor. The base bid for the general contractor is \$23,014,200 and the alternates increase to \$23,220,900 or \$23,448,900.

Joseph Hauser – When we did the tours, the classrooms with wood really set off the classrooms. It gave warmth to the building.

Mark Barnhart - Each wing has an open stair and seating with a wood ceiling over the stairs. This blends in with the wood. Aluminum windows still feel cold even though there is a thermal break. This is affecting the classroom windows on the interior. The windows on the exterior of the building and gym are kept aluminum.

Gloria Bowman - We need to keep it for little kids and keep it warm and welcoming, not an industrial feel. Thank you for the presentation.

Jonathan Cleaver - Any concerns, questions?

Gloria Bowman - Make sure we are doing quality construction and done properly.

Jonathan Cleaver - Because of the deducts and alternates, it will change the General Contractor. Both general contractors met all requirements.

Stephen Holland - I want the best product Lehighton can afford.

Gloria Bowman - We have \$32.5 but in presentations we have said \$34.5 because of the ACE grants.

Brian Feick - Bids are good for 90 days. We are within budget including all the soft costs and furniture.

Karl Kauffman - We had 8 HVAC bids. We are not recommending any alternates. Low bidder was JBM Mechanical. We had 9 Plumbing bids. The low bidder was Jay R. Reynolds. The bids were extremely tight. We had 7 Electrical bidders. The low bidder is Phillips Brothers and we are recommending the district accept with alternates.

Jonathan Cleaver - We did bid a separate prime for furniture bids. We did have a mishap. We received a bid at 1:20 p.m. in the back via UPS however it was on site at 11:20 a.m. It was our error. We are recommending for Monday to reject all furniture bids and re-bid the furniture packages.

Brian Feick - Ones we did open were all under budget.

Communications - None

Approval of Minutes - None

Financial Matter -

Change Orders Approved MOTION by Mr. Stern, SECONDED by Mr. Wentz to approve the change orders on the construction projects as recommended by Quandel Construction Group, Inc.:

PC HS-013 Address Existing Two Hour Rated Wall Assemblies	\$44,225.00
PC HS-015 High School Roofing Revisions	(\$29,500.00)
PC HS-021 Revise Auditorium Elevations	\$25,963.00
PC MS-024 Delete Existing Glass Wall at Stair A118 And Replace with Metal Railings	\$16,667.00
PC MS-030 Middle School Roofing Revisions	<u>(\$64,192.00)</u>
Net Credit	<u>(\$ 6,837.00)</u>

VOTE: YES - 2 NO - ABSENT - ABSTENTIONS -

Personnel - None

Miscellaneous - None

Programs - None

Old Business for Discussion

Wayne Wentz - Mr. Cleaver left us know that all reserved stadium seats were sold today. We are looking to open another section to the right of the press box.

New Business for Discussion

Courtesy of the floor / Public Comment

1. Rod McFarland – Occupational Tax Refund

- *Retired 3 years ago and didn't realize he needed to notify the district/township.*
- *Contacted the school district to be taken off the 2015 tax roll but asked about reimbursement/credit for the 2014 and 2013. He was told that we don't issue refunds or credits.*
- *Went to Mr. Heffley's office. Called the Attorney General for Pennsylvania and transferred call to Pennsylvania State Board of Education. They advised him to speak to the Superintendent and board.*

Atty. Schwab - The law requires us to refund for one year if there is a change of status. Beyond that, it is discretionary with the school district and the board if we go back 3 years in your case. The district in the past has taken a practice of not refunding beyond the one year mandatory period. There may be other issues with the accounting and audit. The district has never done it. Doesn't mean they can't do it.

- *So, I'm the only senior citizen who made a mistake and is suffering for it?*

Atty. Schwab - The board has consistently turned people down.

- *Why wasn't I notified instead of wasting my time tonight?*

Atty. Schwab - I can't speak for the board.

Brian Feick - Every citizen has a right to petition the board.

Richard Beltz - I'd like to make a motion that we have a discussion with Mr. McFarland. Even though we haven't done it in the past I don't see why we can't do it in this case.

- *Why can't you have a law for this to notify people in the district who retire?*

Atty. Schwab - Many tax collectors tell people. We are not involved in collecting the taxes, the local tax collector are and they let the tax assessment office know in Jim Thorpe. Change of status happens at the county level. We have to reimburse the 1st year.

- *What about the Berkleimer paperwork I sent along?*

Atty. Schwab - That is a different tax.

Gloria Bowman - Mr. Beltz, please repeat the motion.

Richard Beltz - Motion to consider refunding the taxes paid by mistake.

MOTION by Mr. Beltz, SECONDED by _____ to refund the overpaid taxes by Mr. McFarland.

Jonathan Cleaver - How would this affect our auditing process?

Brian Feick - I would have to talk to the auditors, but previous years revenues have been booked.

Motion failed due to lack of a second.

Atty. Schwab – Mr. McFarland is entitled to 2015 and the 2016.

Adjournment

Next scheduled meeting is the regular meeting on Monday, August 22, 2016, at 7:00 p.m.

MOTION by Mr. Stern, SECONDED by Mr. Eidem to adjourn the meeting at 8:49 p.m.

VOTE: YES - 9 NO - _____ ABSENT - _____ ABSTENTIONS - _____

Respectfully submitted



Brian Feick
Board Secretary

(Minutes of June 27, 2016, include Pages 1 through 7.)