

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, November 14, 2016

7:00 PM

Administration Board Room

Executive Session @ 6:40 PM

Agenda

Pledge of Allegiance

***Moment of silence for the family of Michael Davilla, sophomore at CCTI.*

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 7:22 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 (Atty. Eric Filer)	X	☐
Mrs. Melissa Wagner, Recording Secretary	X	☐

**** Notice of Executive Session for litigation and personnel concerns.**

Presentations

1. Construction Updates – Mr. Jonathan Cleaver

- *Middle School*
 - *Progressing nicely – framing for new guidance area.*
 - *Students have been great – adaptable. They are excited to see what the new cafeteria looks like once plywood is removed.*
 - *Technology updates – increased number of laptops, chargers available in new cafeteria for laptops.*
 - *Teachers are settling in. Two-thirds are in their classrooms. Still a number in alternates sites, i.e. auditorium.*
 - *Added gym equipment to the MS by making use of the equipment from the HS.*
- *High School*
 - *Received clearance today (11/14/16) at 1:00 p.m. for the auditorium.*
 - *Classroom wings – HS teachers are being reassigned to different locations.*
 - *Received clearance for the lower, shop areas.*
- *Elementary Center*
 - *A lot of earth being moved. Very impressed with the site group working on the project.*
 - *Communication with borough and site contractors is very good. We've sent a sample of the draft scheduled to the borough manager.*
 - *Weather permitting, the road and parking lot may be secured and finished.*

2. Construction Management Contract Proposed Extension – Karl Kauffman, Quandel

- *Middle School*
 - *Completed second floor classrooms.*
 - *Working in new administration area. Looking at the week after Thanksgiving to turn it over. This is 2-3 weeks early.*
 - *Cafeteria should be turned over after the Christmas break in early January.*
 - *Will then take over the old cafeteria, band/music, and art rooms. Takeover in late January and take it out to April, mid-May.*
 - *Final phase will be auditorium and will continue until the end of July.*

Brian Feick – When will the roof at the gym and windows be done?

- *Will be done next summer. Roofs replaced on classroom areas. Postponed until next summer.*

Gloria Bowman – Media center by cafeteria?

- *That will be turned over with the cafeteria. Trying to get that a little earlier for the district.*

Jonathan Cleaver – Most of it is up to code review. If they can release the media center area, we can take the library off the stage area and turn into temporary music classrooms. Code officials have been great working with us.

Gloria Bowman – Movement of 5th graders...another year with maintaining 5th grade.

Jonathan Cleaver – 5th grade will be in the modulars and in the lower area (former cafeteria).

- *By the end of this summer, all work will be complete but the elementary center will not be complete for 5th grade.*

Brian Feick – Once we move the 5th graders, we will need to figure out what to do with the modulars.

Larry Stern – How is the exterior at the middle school?

- *The back side (east) is pretty much done.*

Jonathan Cleaver – Two-thirds of the front is also complete. The paneling system – matching the brick work. As far as the HS, there are so many imperfections and hard to match areas. There is up to a difference of 9 inches in some areas. Adding plywood to attempt to make it square. Overall, pretty happy.

Brian Feick – There is more insulation on those buildings then we've ever had. MS panel system was only an inch thick.

- *Water infiltration in areas at the HS with no vapor barrier or waterproofing installed. There was a 1 inch gap around the duct bank. We are digging out and re-pouring and waterproofing. It was very uneven.*

Jonathan Cleaver – We are keeping a list of unforeseen – unbelievable items. There is such a difference in variations from one end of the building to the other. Feel confident in what the contractors are doing.

Brian Feick – I've not heard noise in the classrooms. They don't hear the outside or the heaters.

- *Down to two phases remaining in the high school. Turned over the auditorium, fitness center and wrestling room. Amazing how much difference it looks with natural light.*

Larry Stern – Amazes me that the ceiling was that high – valuable space.

Brian Feick – Where do we stand with the roofs at the high school?

- *In the process of doing the flat roofs currently. The metal roof re-coating has been postponed. There is a 7 day cure time between each coat and you get 3 coats. We are running out of time with the winter weather and colder temperatures. This will be done in the spring.*

Jonathan Cleaver – Karl is also here to discuss the extension on Quandel's contract. When we began with Quandel we were looking to do all three projects at the same time, but there were delays for different reasons. Karl will discuss the contract and has a handout. Brian

Feick and I met with John (Koury) and Karl (Kauffman) and discussed this and the addition for closeout.

- *Unfortunately we had delays that shifted the whole schedule for the elementary center. It grew in size and scope. Originally these projects were to run concurrent and completed in a 22-month timeframe. We are now looking at a total timeframe of 32 months. Our contract was based off of the 22-month duration and set up to have an extension on a T & M (time & material) basis. If we would go with T & M on the contract rate it would have been \$37,000/month. We went back and looked at giving back the district 2 months of additional service at no cost. Looked at swapping out some services. Brought it back to a fee of \$169,000 which is about \$24,000/month. Showed some of the areas where we are saving the district money. At the new elementary center, we are projecting based on the size of the project growing from 145,000 square feet at the Act 34 hearing to 167,000 square feet. We were projecting about a 3 million dollar overage. We met with the board and came back with about 3 million dollars worth of things to cut from the project and to decrease building size to 161,000 square feet. We made some alternates with additional choices. The bids came in with original budget. At the HS/MS showing some credit change orders. Every time we've had an addition at the HS, we've come up with ways to offset the costs. Worked with the district to keep the budget on line.*

Jonathan Cleaver – I guess you call it value engineers for lack of a better term. When the bids come in, we really look at them. The veneer at the high school, the cost of the block, is why it was so much more of a cost. Now we are at the elementary center and when the bids come in they are submitting different types of products. We are able to change around and make some savings as part of the review process.

Gloria Bowman – I appreciate all the hard work everyone is doing and you are an asset to the district. We have the completion date as May 11, 2018. Concerned about what happens if things happen that are naturally out of our control. Can a clause be added to the agreement that would extend your services based upon any natural major causes to delay some of the project? Not just go to May 11th and we are out of here.

Brian Feick – I'm also concerned about getting the punch list completed. The punch list is probably one of the biggest things we need the construction manager to make sure is complete.

- *I want to address your items. The completion is April 11th for the district. There is then 30 days to complete the punch list items and final warranties done until May 11th. We've included our services until the end of May to give an extra buffer. The contract is very, very clear that if our services would get extended past that, due to any punch lists items or anything like that, the contractors are responsible for our (Quandel's) services and the architect as well. It would be back-charged to the contractors.*

Dave Krause – Are the payments concurrent with any delays? Because I believe the way the language was is that final payment was due on May 11th.

Brian Feick – Are you saying that any payments past that date would have to come out of the contractors' pocket?

- *If for instance the landscaping wasn't done by the end of May, our payment, if we had to be on site through June, our responsibility is to hold the money on that item and then back-*

charge them for our services to oversee his completion out of his contract. That is clearly called for in the documents that they are responsible for our services.

Gloria Bowman – I understand that, however, if something major would happen and we have something extenuating, and we're out another 2 months before we can say this building is completed with the checklists. Their cost will be eaten up by the contractor and what prevents them from putting this back on the district with the amount of money we have been bid out. I want to be reassured that we are not going to be putting out more money based upon anything out of our control.

- *There are different risks. The contract gives us a certain amount of weather days. Once we get through this winter, we are null and void. It requires the contractor to make up for this time to meet the completion date. The only risk to the district would be something like a fire 2 months prior to completion. That would be a claim against your builder's risk policy.*

Brian Feick – That would cost us \$15,000 because that's our deductible.

- *I've had this happen before. We would all be looking for different services. That's why you have a builder's risk policy to protect against catastrophic events.*

Brian Feick – Just a side note, the builder's risk policy for the elementary center was half the cost it was for the MS & HS because it is not occupied.

Gloria Bowman – Not having the original contract in front of me, I remember having a discussion 2 years ago and I thought there was some wiggle room in the base fee when we started the projects.

- *I know we cut about 70,000 or 80,000 dollars off of our fee from our original proposal. Our original was \$880,000 and our final was \$802,000. The district came back and had asked us to bring down our proposal.*

Gloria Bowman – Personally, I'm very confident of your services. I don't want Quandel walking away saying May 30th we are out of here and we still have things to be take care of. We want to be ready to move in. Based upon some of the problems with renovations, we are a little gun-shy.

- *Between renovation of what you have is night and day with building a new building. A lot of our time at the HS and the MS is addressing items not done the right way.*

Jonathan Cleaver – There is a lot of problem-solving at the MS & HS compared to new building.

Stephen Holland – We were talking about the roof at the high school. Do we have snow guards for this winter? The roof won't be done completely until next spring. If there is snow on the roof, do we having anything to stop it from coming down?

Jonathan Cleaver – The area they have done is in the construction area. So the fence is there where the area doesn't have the snow guard. Everywhere else, the snow guards have been left on.

Joseph Hauser – We are in communication with Tremco for this. There are two areas where our workers need to be in.

- *We've gone on record with Tremco to get some kind of temporary system put in to protect those areas.*

Communications - None

Approval of Minutes - None

Financial Matter - None

Personnel

2016-2017 Sub. List MOTION by Mr. Stern, SECONDED by Mr. Wentz to approve the attached list of candidates for the **2016-2017 Substitute List** pending clearances.

VOTE: YES - 8 NO - ABSENT - 1 ABSTENTIONS -
Motion carried.

Jonathan Cleaver – We have a board meeting beginning of December and then January is not until end of following month. I would like to come to the next board meeting to hire substitutes with board approval as long as they have all their clearances with formal approval at January board meeting.

Brian Feick – We don't have a late December meeting. I'm looking to move the finance meeting to following week and maybe have the finance committee approve the bills for December.

Brian Feick - We have the presentation from Quandel and we will need to bring a motion to the next board meeting.

Miscellaneous - None

Programs - None

Old Business for Discussion - None

New Business for Discussion - None

Courtesy of the floor / Public Comment - None

Adjournment

Next scheduled meeting is the regular meeting on Monday, November 21, 2016, at 7:00 p.m.

MOTION by Mr. Eidem, SECONDED by Mr. Krause to adjourn the meeting at 8:07 p.m.

VOTE: YES - 8 NO - _____ ABSENT - 1 ABSTENTIONS - _____

Respectfully submitted



**Brian Feick
Board Secretary**

(Minutes of November 14, 2016 include Pages 1 through 7.)