

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, March 9, 2015

7:00 PM

Administration Board Room

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 7:00 p.m.

Roll Call -

	Present	Absent
Mr. Rocky Ahner, Member	X	☐
Mr. William J. Hill, Jr., Member	X	☐
Mr. Stephen L. Holland, Member	X	☐
Mrs. Lori Nothstein, Member	X	☐
Mr. Hal Resh, Vice-President	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
Ms. Bonnie Cortese, Recording/ Asst. Bd Secretary	X	☐

Presentations -

1. Jonathan Cleaver - Facility Project Update - Power Point

Discussion:

- Brian Feick - QZAB
 - We can buy back after 10 years and resell after five years
 - Down the road will become more valuable
 - There is a new QZAB available in PA

- Already applied - could save on interest if we get it. Could save a few million dollars.
 - \$222.60 per sq. foot cost of project is conservative. Hopefully will come in around \$200.
- William Hill -
 - Did the final dollar amount for Gettysburg include change orders?
- Jonathan Cleaver -
 - Yes, complete cost.
- William Hill -
 - Prevailing wage rates changed for 2015. Need those new rates.
 - \$4.2M for heating / ventilation. How did they arrive at that figure for us?
- Jonathan Cleaver -
 - A quesstimate.

***** David Bradley - Outburst - laughing *****

- William Hill -
 - Some things do not add up.
 - Stop me if I'm wrong - \$67M (Act 34)
 - Everything is conceptual bids. Hard to agree to conceptual bids.
 - Between QZAB and the bank loan equals \$90M and doesn't include the stadium. I'm nervous.
 - I understand that Act 34 is only new construction, but I'm not looking at just new construction.
- Gloria Bowman -
 - We also have ACE grants and state reimbursement.
- William Hill -
 - PlanCon is not a guarantee.
 - The board should initiate a proposal for a referendum to see if the public wants Bond 325 to build an elementary complex.
- Jonathan Cleaver -
 - Explain the \$90M.
- Brian Feick -
 - QZAB already includes the \$67M.
- William Hill -
 - No QZAB in this number.
 - This is a bond scenario, not QZAB
 -

*****David Bradley shouts out "Make a motion." *****

- Rocky Ahner -
 - Project the millage
 - Normal Plan Con goes out 20 years
 - Adding to debt service - only lowering because going out 26 years.
 - Maxing our card out.
 - Why are we extending out 26 years?
 - QZAB is supposed to save the district money, not to spend more money.
 - I don't want to hear its estimated.
 - Don't like not having bathrooms in the Kindergarten classrooms.
- Jonathan Cleaver -
 - We discussed this at the last design meeting.
 - The committee, and you were there, of professionals at that meeting told you their choice not to have bathrooms in their classrooms.
 - Teachers requested more square footage.
- Rocky Ahner -
 - What's going on with the Middle School now?
- Gloria Bowman -
 - Construction documents will be decided in April.
- Rocky Ahner -
 - You cancelled the workshop meeting.
- Jonathan Cleaver -
 - Plan Con D & E were already approved by the board.
- Gloria Bowman -
 - I requested looking at 22 years.
- Hal Resh -
 - Not comfortable coming out more than 20 years.
- Jonathan Cleaver -
 - 20 year loan increases debt service.
- Gloria Bowman -
 - QZAB - 20 years
 - TD Bank - 10 years
 - \$5M bond - biggest - 25 years
- William Hill -
 - Doesn't matter what you say.
 - This is what the public is getting with the Act 34.
 - This is going to be a \$38M project.
 - You will need a 2nd Act 34 hearing.

- Larry Stern -
 - The professional bids exceed what Act 34 says.
 - What if they are under?
 - Until we do these steps, we won't get the more accurate estimate.
- William Hill -
 - We're talking about dollar amount, not design.
- Larry Stern -
 - Two weeks ago we talked about Act 34 being the worst case scenario.
- William Hill -
 - You will need a 2nd hearing.
- Larry Stern -
 - If that's the case, you can say you told us so.

***** David Bradley outburst - laughing *****

- This is the way we will find out.
- Gloria Bowman -
 - Everyone is invited to the design meetings. Please come to the meetings.
- William Hill -
 - Why do I need to go to all of these meetings. You have professionals who are there and we should be able to rely on them.
- Larry Stern -
 - After those committee reports, you condemn what has been decided.
- Gloria Bowman -
 - If you come to the meetings, you can question at that time.

Communications - None

Approval of Minutes - None

Financial Matter - None

Personnel - None

Miscellaneous - None

Programs - None

Old Business for Discussion - None

New Business for Discussion - None

201 Courtesy of the floor / Public Comment - None

Adjournment

Next regular scheduled meeting is the regular meeting on Monday, March 23, 2015. Act 34 Hearing at 7 p.m. on March 17, 2015.

MOTION by Mr. Stern, SECONDED by Mr. Hill to adjourn the meeting at 7:49 p.m.

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

Respectfully submitted



**Brian Feick
Board Secretary**

(Minutes of March 9, 2015 include Pages 1 through 5)