

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, August 3, 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 7:06 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, Member (arrived at 7:08 p.m.)	X	☐
Mr. Larry Stern, Vice-President	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/ Asst. Bd Secretary	X	☐

*Attorney Eric Filer present from Attorney Schwab's office.

** Notice of Executive Session for potential litigation.

Public Comment on Agenda - None

Presentations

Trane – John Linn

- Summary of HVAC system analysis shared with the board (via earlier email).
- Water Source Heat Pump (WSHP) system would increase cost by \$46,000 per year.
- Trane is looking at alternates for the HVAC system.
 - 4-pipe system option would maximize the energy savings potential and meet the LEED Gold Certification.
 - 2-pipe system option may not meet LEED certification.

➤ Trane will have numbers for the alternates by the August 17, 2015 meeting.

Rocky Ahner – Started off with using the gas in Leighton. How did it get to the electric system? We have gas at the school now. We are supposed to be saving money. Why are we doing this?

➤ WSHP does shift towards electrical system. WSHP is generally a good choice. Analysis done in November. Challenge is cost of the electric.

Larry Stern – 3.5 million dollar difference on the install not just the operating. Everyone knew the cost per kilowatt hour back in November.

Gloria Bowman – The heating system is gas? Air conditioning is electric?

➤ Still running individual compressors to each classroom. Supplement heat is boiler with gas to the WSHP.

Brian Feick – What is putting heat into the 4-pipe system? What is heating the water to go into the pipes?

➤ Gas. The WSHP system and 4-pipe both have boilers that provide heat into a loop. WSHP has one loop with individual compressor in classrooms. 4-pipe system has fan and uni-vent, no compressor, and all heating comes from gas and cooling comes from chiller.

Jonathan Cleaver – Looks like your (Trane) estimate is 40% increase in energy cost with WSHP. Contacted CCTI they did not have A/C in building. They had 30-40% increase in energy costs at CCTI with 33,000 sq. foot addition with a WSHP.

William Hill – Can't compare 33,000 sq. feet with 268,000 sq. feet. They are on PPL we are on borough electric.

Jonathan Cleaver – Just references energy usage, not cost. Usage increase with A/C.

William Hill – WSHP not a good design for MS/HS. ESCO set up with no extra charges. 4-pipe system would be better for us. Can you guarantee these numbers?

Hall Resh – Western part has a lot of wells. Quite a bit of grant money to go natural gas.

➤ We have run across this. Not common yet.

William Hill – Are these (numbers) dead on?

➤ We are not there yet, we will be there on the 17th.

➤ You hired Trane to put this together. These numbers were driven by an independent third party engineering firm that was not part of Trane. Very good company that we deal with and confident in the numbers.

➤ 4-pipe system a lot simpler to maintain.

Brian Feick – I keep hearing we have analysis and models? Where are they? Where is the back up for this?

➤ We can get you all of that.

Brian Feick – We've been working with you for a year. I'm really frustrated.

➤ Only been putting models together last month and a half. We took MS as far as we could go. We can't finish models because we only have baseline, not end system. We found out the end system in June.

➤ 1st letter of commitment (LOC) stated that we would complete model when design completed. We did the baseline.

Brian Feick – We haven't seen the model. We just have the paper with the savings.

➤ When you pay Trane the model will be presented to you.

Brian Feick - No, the contract stated we pay Trane when we see the model.

➤ We can give you as much data as you like.

Jonathan Cleaver - April 28 - discussed bidding the project for comparison. On July 15 - Trane stated that they would provide the 4 sheet metal numbers, 2 piping numbers, install and equipment and the rest will be listed as total cost.

➤ Intended to give it to the district. However, contractors and legal department had an issue with giving numbers. This is a competitive process and these are public meetings.

Brian Feick - How do you baseline when we the curtain wall and add the R factor?

➤ We have the drawings, so that was entered in.

➤ The LOC does have that we will provide model.

Larry Stern - Audit was not dependent upon complete design being done of the buildings.

Secondarily, how long did we go down the path of the HVAC system to find out it was the wrong one?

➤ In November, analysis of 4 systems and went with WSHP.

Larry Stern - How did the disconnect get this far?

William Hill - EI did study with the heat pump system. I think this (system) was being jammed down our throat. WSHP not the way to go.

Jonathan Cleaver - Design was agreed upon almost 8-10 months ago. We did an analysis of the systems. Only question as a group at the time was the sq. footage cost of the geothermal. The options were presented to the board. This has been discussed many times.

➤ We owe it to the district to say this (WSHP) is too expensive. There were 4 different systems presented and analysis done. After final design, determined WSHP was too expensive. We are here presenting facts.

Jonathan Cleaver - No impact on LEED gold guarantee?

➤ Alternative system (4-pipe) will hit LEED Gold points. We can deliver.

Hal Resh - What is guarantee? 15 years.

➤ 20 years.

Jonathan Cleaver - May 11, we got a clarification letter (from Trane) for the MS project with expected energy savings. What changed since then?

➤ We got the final design. Scott (Trane) - likely those numbers were based on an adjusted baseline. Your cost may have increased but we are showing savings versus a building with cooling added.

Andrew Yenser - I struggle to understand why it took a year to get to this point. Why is it taking so long to get final numbers back? Bid packets were out by the end of June.

➤ That's because we've totally redone the whole thing. Redesigning equipment and piping. We are totally redesigning for the August 17th meeting. We got a final design on June 11th. We want this to be right.

Bid Review - Karl Kauffman, Quandel & Andy Blaydon, EI Associates (PowerPoint Slide)

Jonathan Cleaver - Presentation for bid openings. Andy from EI and Karl from Quandel are here to answer questions. Bid tabulation sheets given to board. Several alternates were also listed. Design of auditorium seat sample is present from Erwin (only one to provide).

➤ We had a total of 13 bids. 3 general trade bidders (low bid from Lobar, Inc.), 7 plumbing bids (low bid was Yannuzzi - they have since put in a request to pull bid due to clerical error, Jay R. Reynolds would be next low bidder), and 3 electrical (low bid from Albarell). GC bid came in over projected estimate, plumbing came in on track, and electrical was under budget from estimate.

Jonathan Cleaver - High School roof comes in as issue. Must be Butler certified to work on the roof. Other piece is wall panel systems with R-value and replacing the façade at the high school.

Larry Stern – How is lowest determined? Base bid plus alternates?

- The lowest bid is based on the base bid. All the prices for the alternates came in close. Does not change who your low bidder is with alternates.

Jonathan Cleaver – Based alternates on priority and direct impact to the students. (PowerPoint will be emailed to all board members).

- Alternates came in fairly close except for the metal roof alterations. Came in well over projected budgets. Pre-engineered structure with a metal Bulter roof system. Limits completion – must be Butler Certified in order to keep warranty. Have since looked at a roof recoating on a state bid contract which could save \$250-300,000 dollars.

William Hill – Do we have the authority to ask a general contractor to re-bid? Rework the numbers?

Eric Filer – If you do not accept the current bids, you will need to re-open the bids.

William Hill – Are these hard-money bids?

- Yes, they are hard-money bids. Any changes would be a change order.

Jonathan Cleaver – We will also contact Tremco regarding the roof. Recoating over the metal roof.

Hal Resh – I'd like to see this sample, especially in Pennsylvania.

- There is a test done on the current roof. They can bring in a sample.
- There may be some questions regarding the HVAC design. If any questions, please feel free to ask.
- What direction are we going with the alternates? What are the top priorities for the district?

Jonathan Cleaver – Do not need to make a decision tonight but need to think about it?

- Looking at timelines. Received bids on 7-29-15. Contractors need to honor the bids for 60 days. If there are any changes we need to know. Best to accept all the bids together.

Brian Feick – On the alternates, it is possible to ask for more time. Some of the project is 20 months out.

- You can request the contractors to honor their pricing for a set time. They are under no obligation.

Communications - None

Approval of Minutes - None

Financial Matters - None

Personnel

A. Kincaid MOTION by Mr. Stern, SECONDED by Mr. Wentz to approve the recommendation
Hiring to hire the following employee in accordance with the respective contracts, pending
Approved clearances:

Amanda Kincaid – 10-Month Secretary – as per collective bargaining agreement
Step 1 (\$17,267) effective beginning of the 2015-16 School Year

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

Motion carried.

Miscellaneous - None

Programs

HS Student Handbook Approved MOTION by Mr. Yenser, SECONDED by Mr. Holland to approve revisions/additions to the 2015-2016 Student Handbook for the High School.

VOTE: YES - 9 NO - ABSENT - ABSTENTIONS -
Motion carried.

Old Business for Discussion - None

New Business for Discussion

Auth. Of Payment Permit Fees Approved MOTION by Mr. Stern, SECONDED by Mr. Wentz to authorize the payment of \$116,597.00 to the Borough of Lehighton for the Stadium Project Permit Building Fee. Notwithstanding the payment the board is reserving all of its rights for repayment and contributions from third party entities.

Roll Call

	Present	No	Absent	Abstention
Mr. Larry Stern, Vice-President	X	☐	☐	☐
Mr. Wayne Wentz, Member	X	☐	☐	☐
Mr. Andrew Yenser, Treasurer	X	☐	☐	☐
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, Member	X	☐	☐	☐
Mrs. Gloria Bowman, President	X	☐	☐	☐

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

ESCO Ven. MOTION by Mr. Stern, SECONDED by Mr. Wentz to contact other ESCO vendors
Contact according to Act 39 rules and regulations to get further estimates for the HVAC
Approved system.

Roll Call

	Present	No	Absent	Abstention
Mr. Wayne Wentz, Member	X	☐	☐	☐
Mr. Andrew Yenser, Treasurer	X	☐	☐	☐
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, Member	☐	X	☐	☐
Mr. Larry Stern, Vice-President	X	☐	☐	☐
Mrs. Gloria Bowman, President	X	☐	☐	☐

VOTE: YES - 5 NO - 4 ABSENT - ____ ABSTENTIONS - ____
Motion carried.

Courtesy of the floor / Public Comment - None

Adjournment

Next workshop meeting is scheduled for Monday, August 10, 2015. Next regular scheduled meeting is the regular meeting on Monday, August 24, 2015.

MOTION by Mr. Stern, SECONDED by Mr. Wentz to adjourn the meeting at 9:11 p.m.

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

Respectfully submitted,



Brian D. Feick
Board Secretary

(Minutes including pages 1 to 6)