

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, August 17, 2015

7:00 PM

Administration Board Room

Minutes

Pledge of Allegiance

Call to Order – An information 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 7:10 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	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 Secretary	X	☐

** Notice of Executive Session for personnel.

Presentations:

TRANE - John Linn - (handout provided to board)

- *We've put together an alternative solution. The energy analysis was done. Comparison to actual energy spend (3 year average). MS - WSHP design \$224,636, 4-pipe alternative \$148,276, difference of \$76,360. HS- WSHP \$222,293, 4-pipe alternative \$188,980, difference of \$33,313. The WSHP solution, the district would need to write checks for \$110,000 more a year.*
- *Conventional 4-pipe alternative will meet the LEED minimal acoustical performance.*
- *Total turnkey HVAC solution. We own everything there (on page 3). This is the lowest cost option. Total cost is \$7,879,900.*
- *Wanted to address comment on 4-pipe system to noise. Unit-vents meet the criteria. Chiller is newest technology, Stealth chiller, quietest in industry. Lafayette College has installed this type. We encourage you to go listen to it and talk to them.*

Larry Stern – Potential to reduce electrical prime and general construction costs. Can you elaborate on this?

- *High school had quite a bit of structural steel for the WSHP. Steel can be eliminated with the 4-pipe system. Does not expect an increase in electrical.*

Larry Stern – Are the unit-vents horizontal or vertical?

- *It would be a mix of both. Vertical on the floor, horizontal in the ceiling depending on location needed.*

Jonathan Cleaver – Wall panel system installation – any impact at HS? MS we are removing the whole wall.

- *Not a lot of impact. May need slightly larger opening. Would not expect to demo wall.*

Gloria Bowman – HS cost is higher because of additional HVAC?

- *It's just bigger. HS is 148,000 sq. feet, MS is 120,000 sq. feet.*

Gloria Bowman – Running on WSHP now. Would this be removed?

- *Yes.*

Gloria Bowman – Is this included in the price?

- *Yes.*

Gloria Bowman – How will it affect the MS design?

- *Design will be substantially different to HVAC not architectural. Should simplify installation.*

Gloria Bowman – Are units the same size as in MS now?

- *Yes. Whole new unit.*

Brian Feick – Any place nearby that has these?

- *Yes, Wyomissing.*

Gloria Bowman – Give us a general figure for energy savings per year?

- *\$64,000/year estimate - \$1.2 million over 20 years.*

William Hill – Are you guaranteeing this energy savings? If you don't meet this criteria you will come back.

- *Yes. If we don't meet this we would be writing a check back.*

William Hill – July is the 1st time I heard the 4-pipe system. How long has this system come into view? What happened between EI, Gatter & Diehl & you?

- *We talked about the 4-pipe in April 2014 and confirmed in May 2014. Everything for MS was then tabled. We got re-engaged in September 2014. In November the decision was made to move forward with the WSHP.*

William Hill – When you came on board, EI wanted a WSHP system. You recommended a 4 pipe system in December.

- *We did a preliminary analysis in May. Came back in November with a study that Geothermal was the better solution and WSHP was next. Geothermal was not an option, so WSHP was the next option. Our study was to identify how this would impact. Analysis*

was based on electricity rate of 10.74 cents and you are paying 15.1 cents. This changed the outcome tremendously.

Jonathan Cleaver – When we started this project, email was sent to board about looking at ESCO vs. the bid for comparison. Trane said if we put out for bid, they would not be involved in the process.

- At the time we suggested the 4-pipe system, everyone else wanted to go in a different direction. This was fine if that's what you choose to do. We had done the baseline work based on the current building. We had to wait for the design until the end of May beginning of June.

Larry Stern excused himself from the meeting at 7:46 p.m.

William Hill – These are hard numbers?

- Yes.

William Hill – You're not driving down cost when you go with a WSHP and possibly HVAC contractor who will have change orders. Cannot guarantee savings. These are the numbers.

Rocky Ahner – Projects started off with gas. HS bills are high. We are trying to keep budget as is. LEED Gold is fine but we can't spend more to get grant. The grants could go away.

- Either system is LEED Gold.

Jonathan Cleaver – Any projects with this system that have received LEED Gold?

- No.

Jonathan Cleaver – The districts we have seen with LEED Gold do not have the unit-vent system.

William Hill – Mr. Feick was meeting with Trane. Were you comfortable with the information and numbers?

Brian Feick – Yes. After I got info I was comfortable with numbers and modeling.

- (In response to earlier energy savings question) \$73,000 energy savings with chiller system.

Gloria Bowman – Maintenance on this? Recent shutdown to clean system at Glaxo-Wellcome to make sure drugs were not affected because of Legionnaires' Disease.

- Legionnaire's Disease is a bacteria found in warm water systems and common in cooling tower. WSHP has a closed circuit cooling tower and does have potential so there is water-treatment on continuous basis. The system we are suggesting is an air-cooled chiller, no tower, no outdoor warm water source.

Gloria Bowman – What will it cost to service?

- Very little maintenance. It may cost \$2,000-\$2,500 a year to maintain. WSHP may run \$30,000. WSHP is used all year long. Chiller is shut off in October and turned on in March or April.

Joe Hauser – Each HS classroom has one compressor and some larger are 3 stage. We do filter changing and coil cleaning. We have HT Lyons do other maintenance.

Jonathan Cleaver – Is it one year for the guarantee for the chiller?

- On this particular one, they are 5 years parts and labor. Not sure if this is a good number. It's a fan and motor. Very little to go wrong. Change filters and they run. All Trane stuff is warrantied.

Rocky Ahner – Any system needs to be maintained. I don't think we change our filters enough. Not enough time. It's not because we don't have good workers.

Gloria Bowman – Do you have a photo of the system?

- We can send you a brochure.

Brian Feick – Does anyone want me to contact Lafayette and Wyomissing? (Yes, several members agreed.)

- What are the expectations of Trane?

Jonathan Cleaver – We are looking for information from other ESCO providers. We are also bidding the system as specified. Trane equipment is still basis of this design.

➤ We do not need to resubmit?

Jonathan Cleaver – No, just make sure we have everything. We are also asking the other ESCO's to provide alternatives.

Rocky Ahner – So what are we bidding?

Jonathan Cleaver – We are asking for the same specifications.

William Hill – We are in charge. We can go to EI and tell them we are not doing the WSHP. Tell them we want a 4-pipe system. All ESCO following the same protocol. What makes you think you will get a different result? How can they give you the same thing that took them 14 months to get.

Jonathan Cleaver – They are giving us the proposals with the same specifications as Trane.

William Hill – They are giving us the guaranteed numbers. Why?

Jonathan Cleaver – They are all given the same opportunity.

William Hill – I've done this my whole life. I'm telling you this is nonsense. They won't come in any different.

➤ Risk you run is not enough data to compare. Another ESCO is not going to have data from school year. You cannot compare apples to apples.

Rocky Ahner – This is going to be a process that can stop the whole project.

➤ Our numbers are now exposed. Anyone can come in and give a lesser number. We are putting in the best of everything.

Hal Resh left at 8:10 p.m.

William Hill – You are looking at other ESCO contractors and looking at WSHP.

Jonathan Cleaver – That is correct. To keep the comparison we cannot change the design.

Rocky Ahner – The selling point to bring the elementary complex to Lehighton was gas. How did this get changed? Everyone knew we pay a higher rate.

Gloria Bowman – The heating is still gas operated. Air conditioning is electric.

➤ Not with a WSHP, it is electric.

Gloria Bowman – This is very informative. We have more data in front of us. No major changes if we go with this system?

➤ There will be some changes on the general contractor and electrical. Changes will be on the side of the district. Some structural will disappear. Changes should be to your benefit.

Brian Feick – HS especially with structural.

Jonathan Cleaver – Have there been any other districts that have gone through a renovation that uses these unit-vents? Not ESCO, just renovation. Most ESCO projects have geothermal or WSHP.

➤ We will look into that. I believe Fleetwood School District is completing a project and have the unit-vents.

Jonathan Cleaver – When people come to you for renovations, do you offer the unit-vents?

➤ Not our first recommendation, but we work with the group as to what is needed. I've never seen a project with this electric disparity. WSHP made more sense. We did a bunch of these projects. As gas got cheaper, it takes away from the advantage of the WSHP.

➤ The reason we have the design of this unit-vent is because they were designed specifically for LEED projects.

William Hill – Trane came back with WSHP at \$11,000,000. What makes you think another ESCO can do a better price? Why would you waste your time with another ESCO? I have a motion. You took a motion on the 10th from a board member. You set a precedent.

Gloria Bowman – This was advertised as information.

Atty. Schwab – It does offer other business that may come before the board.

Jonathan Cleaver – No, it was discussion.

Atty. Schwab – I don't have the notice in front of me. Bill, I'm agreeing with you.

William Hill – Tell them that this board director is right and you are backing me. That's the law.

Atty. Schwab – If it says other business, then you are correct. If it is discussion only, then the chair is correct.

Melissa Wagner went back to her desk to retrieve the public notice.

Jonathan Cleaver – All other workshop meetings have been advertised as other business, but not this one.

Gloria Bowman – Even if we go this direction, the plans would need to be looked at for re-design with the architect. Is this correct?

➤ Yes.

➤ Getting another ESCO involved and bids is fine. As you start to do this, be very careful. There is all kinds of directions this thing can go.

Atty. Schwab –Recollection was incorrect. It is an informational and other business for discussion purposes only. It's not proper to make a motion tonight.

William Hill – It was advertised as a workshop meeting on the 3rd and 10th but tonight it was not? Why did you take a motion on the 10th?

Gloria Bowman – It was advertised that way.

Atty. Schwab – This is a different notice than our standard notice.

Gloria Bowman – Thank you to Trane. Can we get a brochure of the unit?

➤ Yes

William Hill left at 8:25 p.m.

Public Comment (limited to three (3) minutes as per board policy). - None

Gloria Bowman – The HS & Athletics will be selling T-shirts. Each freshman was given one. They are Under Armor. Please see Steve or Wayne if you would like one.

Adjournment

Next regular scheduled meeting is Monday, August 24, 2015, at the Administration Building.

MOTION by Mr. Wentz , SECONDED by Mr. Holland to adjourn the meeting at 8:20 p.m..

VOTE: YES - 6 NO - ABSENT - 3 ABSTENTIONS -

Respectfully submitted,



Brian D. Feick
Board Secretary

(Minutes including pages 1 to 5)