

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, September 14, 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, 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	☐

Presentation:

Quandel - Karl Kaufman

- a. Review bid proposals for all 4 prime contractors including HVAC.

Jonathan Cleaver - We had bid openings on Thursday with Atty. Schwab present and all the paperwork is in front of you. We've also asked for ESCO proposals.

➤ Handouts for the HVAC contract (not ESCO). Received 4 bids back. Lowest base bid was Worth & Company, Inc. at 7,800,000.00. Extremely close bids between low bidder and second low bidder (Master Mechanical at 7,816,000.00). Number of alternate bids also on the sheet.

Gloria Bowman - Are there any energy savings discussion?

➤ No.

William Hill - This was the WSHP?

➤ Yes

William Hill - What is the estimate for construction for the HVAC?

➤ The low bid was 7.8 million. This is no longer an estimate, it is a hard bid.

William Hill - What is the total construction estimate for MS/HS?

➤ All low bids with no alternates would be \$24,227,356.00.

Rocky Ahner – What is the total amount of building project with alternates?

➤ \$3 million in alternates up for board consideration. District administration is recommending alternates that cost \$1,585,093.00.

Jonathan Cleaver – We looked at alternates that impacted the kids. Craig Reichl can explain the needs at the high school.

Craig Reichl – There are 2 entrances at the high school. Would like one entrance and the office centrally located. Office now offers no confidentiality. The counseling suite needs more room for the counselors, students, outside agencies, etc. No one but staff would come in the staff side entrance. One secretary manning one door.

Hal Resh – I don't disagree with the entrances. I don't want to see 5-10 years from now saying we should have done the alternates. Bids are high. We are over 8% of where Act 34 says we should be.

Brian Feick – MS project was HVAC, electrical and plumbing and then expanded. HS was strictly to replace curtain wall and this also expanded. At some point, you will need to draw a line as to where to stop.

Hal Resh – What is the number that we are borrowing to do these 2 projects?

Brian Feick – \$25.6 with ACE Grant.

➤ Able to max out ACE grants, your total is \$26,015,000.

William Hill – If roof is in bad shape, do it right. Wrestling/fitness center should be taken out of fund balance. That will free up monies to do the roof right.

Brian Feick – We may be able to go direct with the state contract for the roof. The flat roof is being replaced. We are just talking the peaked roof areas.

Rocky Ahner – I don't like the coating of the roofs. Should not start a project without starting with the roof first.

Andy Blaydon (EI) – By selecting the alternate, the entire roof does not get replaced. The portions where the dormers are would be replaced. The rest of the roof areas would be recoated.

William Hill – Is this a public meeting? Can voting take place?

Atty. Schwab – Yes.

Hal Resh – Mr. Feick, there were leftover funds from the previous stadium project?

Brian Feick – Yes, there is approximately \$575,000.

William Hill – I'd like to make a motion to pay for the wrestling room/fitness center out of the fund balance.

MOTION by Mr. Hill, SECONDED by Mr. Stern to pay for the High School Wrestling/Fitness room from the fund balance if the bid is accepted and the project moves forward.

Roll Call Vote:

	Yes	No	Absent	Abstention
Mr. Larry Stern, Vice-President	X	☐	☐	☐
Mr. Wayne Wentz, Member	X	☐	☐	☐
Mr. Andrew Yenser, Member	X	☐	☐	☐
Mr. Rocky Ahner, Member	X	☐	☐	☐
Mr. William J. Hill, Jr., Member	X	☐	☐	☐
Mr. Stephen Holland, Member	X	☐	☐	☐
Mrs. Lori Nothstein, Member	X	☐	☐	☐
Mr. Hal Resh, Member	X	☐	☐	☐
Mrs. Gloria Bowman, President	X	☐	☐	☐

VOTE: YES - 9 NO - ABSENT - ABSTENTIONS -

William Hill – What is the fund balance now?

Brian Feick – Approximately \$14 million before stadium project is done.

William Hill – After stadium, we may be around \$7 million. What is the threshold that we need to have?

Brian Feick – We have policy of 8%, about \$3.1 million (unrestricted).

William Hill – I'd like to make a motion to put the metal roof/snowguard back on the alternate for the high school.

Jonathan Cleaver – I will put every alternate on the board agenda. The board can vote on each motion separately.

William Hill – So on the 21st we will have all alternates to vote on excluding the wrestling room?

Atty. Schwab – The board needs to vote on the entire project including the wrestling room.

➤ The district should vote on all whether to accept or reject.

Larry Stern left at 7:53 p.m.

Hal Resh – Based on the timelines, how will it affect the education in the school district?

Jonathan Cleaver – If we approve the bids on 9/21/15, we will probably not start until January 2016. We will begin with the alternate classrooms in the auditorium.

Hal Resh – Will it be a 2nd shift/3rd shift job?

➤ First month to 6 weeks will be 2nd shift. The renovations will occur during the day but will not affect education.

Hal Resh – Has staff been informed?

Jonathan Cleaver – The staff has been informed about the phasing. The Middle School staff has been very willing to work with us.

McClure Company

a. ESCO proposal – Shayne Homan, Director of Engineered Services – Handout folder given to all board members.

➤ McClure Company, sister company is HT Lyons. Implemented over 130 Guaranteed Energy Saving Agreements (GESAs). Only PA based ESCO with unique ability to self perform mechanical construction. This will explain the disparity in the numbers (comparison).

➤ Currently under construction with Northwestern Lehigh SD and have done several projects for Tamaqua Area SD.

➤ Energy analysis for MS & HS presented. Data entered directly from bills for 2 years. Immediately started to analyze project differently because of the \$0.15/KWH for electric.

➤ HVAC systems analyzed:

- Decentralized Water Source Heat Pump (base bid as designed by G&D)
- 4 Pipe Water Source Heat Pump System (McClure)
- 4 Pipe Tall Vertical Unit Ventilator (McClure)

➤ All 3 systems meet LEED Gold Compliance.

➤ 3-year warranty on installation and workmanship.

➤ Reuse as much of the piping as possible.

➤ Would like to do this system during the summer months.

➤ System can be up-and-running while other trades are going on. Coordinate with the general contractor for minimal impact.

Gloria Bowman – Some redesign on the electrical side. How much of an impact on the base bid for the electric?

Gatter & Diehl – Will be a minimum impact on the electric.

Gloria Bowman – Where are the vents for this system (B)?

➤ In the ceilings.

Gloria Bowman – How are you able to predict the amount of savings?

➤ We have baseline histories and look at your current system and factor in the air conditioning addition at the MS. Cooling is about 74 degrees and heating is about 70 degrees.

Gloria Bowman – What equipment is recommended?

➤ We base design on Carrier but can use Johnson Controls, Trane & Dycon. District will have options before we purchase any equipment. If you want to standardize, another value is to pick your equipment and controls that can translate to your elementary project.

William Hill – No charge on change orders? Correct?

➤ Correct

Rocky Ahner – Is this system (B) gas or electric?

➤ It can be either or. You can run solely on the heat pump or on the gas or on both depending on the need.

William Hill left at 8:40 p.m.

Rocky Ahner – I like the numbers. I think we are on the right track. I may have some more questions on Monday.

Jonathan Cleaver – A lot of positives with this suggested system.

Andrew Yenser – You did use our current energy cost? We were tripped up on this before.

➤ Yes.

Brian Feick – I double-checked to make sure.

Andrew Yenser – Previous talked about the “Stealth” chiller and exterior noise. What will we have?

➤ It would be a fluid cooler like what you have at the high school. The high school cooler would be retained and a fluid cooler would be installed at the middle school.

Gloria Bowman – Is it quiet?

➤ It is as quiet as you can get for a piece of equipment.

Brian Feick – How long are compressors warrantied for?

➤ 5 years. With the system we are proposing, there are only 8-10 compressors in the boiler room.

Andrew Yenser – Question for Gatter & Diehl, EI, & Quandel, any concerns you have with this system?

Andy Blaydon (EI) – We asked questions last week at the bid opening and we feel comfortable.

Karl Kauffman (Quandel) – Nothing major that can’t be worked through. It will push off our timeline. Will need to give them time to develop the system. Still looking at a transition of classrooms over the Christmas break.

Andy Blaydon (EI) – The borough and building code officials will need to view these documents also.

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

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

Adjournment

Next regular scheduled meeting is Monday, September 21, 2015, at 7:00 p.m., at the Administration Building.

MOTION by Mr. Ahner, SECONDED by Mr. Wentz to adjourn the meeting at 8:54 p.m.

VOTE: YES - 7 NO - ABSENT - 2 ABSTENTIONS -

Respectfully submitted



**Brian Feick
Board Secretary**

(Minutes of September 14, 2015, include Pages 1 through 5)