

Lehigh Area School District

Lehigh, Pennsylvania

Building Committee Workshop Meeting

Monday, October 13, 2014

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 7:05 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. JMSI - Jeff Miller - Middle School Asbestos Abatement - handout

- *Plan for phasing in abatement*
- *Inspections show several types of asbestos in the Middle School. Mostly floor tiles which are original to the building. Elbow fittings - ceiling tiles - in cafeteria - science labs and fume hoods - roof drain fittings - Auditorium/lobby acoustic ceilings - chalkboard mastics - No area is exempt.*
- *Phases:*
 - *Work in a designated area in a specific time period.*
 - *Manage the amount of work over breaks / holidays - not during school days.*
 - *11/14 - 16 - 1st/2nd floor "D" area*
 - *Floor removal.*

- There will be no floor when students come back from break.
- 12/5 - 7 - 1st floor - main hallway
- 12/12 - 12/14 - 1st/ 2nd floor - main hallway
 - Area will be sealed up to protect the section not worked on yet
 - Samples will be driven to Plymouth Meeting and will know the results that day.
 - Clearance rate is 98% - dealing with mostly non-friable materials.
 - Pipe fittings are friable but done in a glove bag - completely sealed.
 - EPA certified - real time results - outside source - ESL Analytical
- 12/23 - ¼ - "A" lobby
 - Ceiling needs to come down. There are 60 fittings in that area.
- 12/19 - 21 & 12/26-28 - 2nd floor - main hallway
 - Flexible - weather could affect time frame.
- President's weekend - Music/Art area
- Spring Break - Office area
- 2 weekends in May - Boiler Room
 - Need to wait until the boiler is no longer needed and can be turned off.
- 6/20 - Demo contractor
 - Locker rooms
 - Kitchen / cafeteria area
 - Non-asbestos ceilings - fittings
 - Recommend we do auditorium along with the rest of the building.
 - Estimate \$125,000 without the auditorium
 - \$200,000 with the auditorium - a lot of asbestos material - remove ceiling - scrape walls.

Jonathan Cleaver -

- Are there any districts we can contact who have this done already? The Middle School Auditorium is so good acoustically. We do not want to lose that quality.

Jeff Miller -

- I think Pottsville Middle School but there are more. I'll get names for you.

Rocky Ahner -

- Stay away from panels. The Middle School has the best sound in the county.

Jeff Miller -

- You could use Sonacrete - sprayed on - hand trowled. Not much difference in price for either option.
- The amount of asbestos in this building is too difficult to wait until the summer.

Brian Feick - Doing the work during the slow work season should bring a lower bid.

Bill Hill - Have you contacted EI & Trane?

Jeff Miller - No one saw this presentation until today.

Bill Hill - There needs to be coordination between JMSI and EI and Trane.

Jeff Miller -

- The bid ads are out.
- Bid opening will be 10/23 at 1 p.m.
- We are looking for the lowest/most responsible bidder.

Bill Hill -

- I'm suggesting a meeting between Jeff, El Assoc. and Trane.

Jonathan Cleaver -

- It is already in process.

Bill Hill -

- What about the bid for the auditorium?

Jonathan Cleaver -

- It will be a bid alternate.

Bill Hill -

- I don't want anyone coming back that we owe more money.

Jeff Miller -

- Change orders don't happen the way we operate.
- Advertised as one bid with the auditorium as an alternate.

Bill Hill -

- I think it should be the board's decision.

Larry Stern -

- One question - if the lab tables are removed, what happens with instruction?

Jeff Miller -

- That can be done in June. An item is not a component of the building.

Larry Stern -

- What about our school schedule.

Jonathan Cleaver -

- There are 5 days built into the schedule.

Jeff Miller -

- If we end up with a three day weekend instead of a four day weekend, we will adjust the amount of work that is scheduled.

Rocky Ahner -

- You are the professionals. The public shouldn't be afraid.
- What about the wood in the front of the auditorium? Is there lead in the shellac?

Jeff Miller -

- No, and if we find that, we'll take care of it.

Rocky Almer -

- *There are funds in Building & Grounds that are already budgeted that we can use for some of this.*

Joe Hauser -

- *The lab tables are more complicated than you think. There is plumbing / wiring to take in account.*

Jeff Miller -

- *There is also mercury in the traps.*

Brian Feick -

- *What about replacement acoustic material? Quote - option C.*

Jeff Miller -

- *Yes, Retro Therm in Allentown is the best in the East Coast.*
- *Monday, October 20th, will be the walk-through at 3:30 - 5:30 p.m.*
- *Thursday, October 23rd, will be the bid opening at 1 p.m.*

2. Jonathan Cleaver, Superintendent - Building Updates - PowerPoint

· **Elementary**

- *Mr. Hill is looking into a different location on Union Street.*
- *Geotechnical tests will be done by the architects to detect water table, underground springs, type of rock, type of soil. Not to be confused with Geothermal.*

· **Middle School**

- *Room layouts*
- *Current size of cafeteria 2800 sq. ft. - will be upgraded to 3500 sq. ft.*
- *New secure main entrance and office area.*
- *Bathrooms - ADA requirement.*
- *Classrooms / storage added through grade 5 moving to elementary.*
- *Same panel system on outside of building to match HS.*
- *Replacement windows incorporated in the panel system.*

· **High School**

- *New secure entrance / office area*
- *Two options for office renovation.*
- *Space above gymnasium could be used as an additional floor. To be used as a locker / wrestling room.*
- *ADA requirements would officer a new entrance to that second floor.*
- *Outside façade improvements.*
- *No additions to the HS.*

Bill Hill -

- *How much are you going to let the board get involved in energy decisions?*

Gloria Bowman -

- *There is a committee for each level to bring back options to the Board.*

Communications - None

Approval of Minutes – None

Financial Matter - None

Personnel - None

Miscellaneous - None

Programs - None

Old Business for Discussion - None

New Business for Discussion -

1. Gloria Bowman -

- *10/14 - Athletic Meeting - 7:30 a.m.*
- *10/14 - Building & Grounds Meeting - 9:00 a.m.*
- *10/14 - Title I Parent Night @ Shull-David - 5:30 - 7 p.m.*
- *10/14 - Finance Meeting @ ADM - 7 p.m.*
- *November's Board Meeting (11/17) is a week early due to the holiday.*

2. Timothy Tkach -

- *The Comprehensive Plan has been sent into the state. Takes the place of the Strategic Plan. Will be on review for 20 days.*

Courtesy of the floor / Public Comment -

1. David Solt - Cost of Financing

- *Regarding the elementary school project - Do you have an estimated cost including financing?*
- *Have you looked into financing yet?*
- *What would the cost be with the interest added?*

Jonathan Cleaver -

- *We will have a Finance Meeting tomorrow (10/14).*
- *PFM will be there to discuss our options.*
- *We will have a better picture at the next board meeting.*

Adjournment -

**Next regular scheduled meeting is the regular meeting on Monday,
October 27, 2014.**

MOTION by Mr. Hill, SECONDED by Mr. Stern to adjourn the meeting at 8:48 p.m.

VOTE: YES - 6 NO - _____ ABSENT - 3 ABSTENTIONS - _____ Motion carried.

Respectfully submitted



Brian Feick
Board Secretary

(Minutes of October 13, 2014 include Pages 1 through 6)