

FOX CHAPEL AREA SCHOOL AUTHORITY
Business Meeting Agenda – Staff Development Room
December 18, 2023
8:00 AM

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENT
- IV. BUSINESS ITEMS UPDATE
 - A. Dorseyville Middle School Window Project
 - B. Hartwood Elementary School HVAC Project
- V. ACTION ITEMS
 - A. Approval of Minutes:
 - Approval of the November 20, 2023 Authority Business Meeting Minutes
 - B. Approval of December 18, 2023 Disbursements totaling: \$24,620.25
 - Fund 10: \$ 1,550.00
 - Fund 31: \$ 23,070.25
 - C. Solicitor's Report
- VI. OTHER BUSINESS
 - A. Kerr Chiller
- VII. NEXT MEETING:
 - Tuesday, January 16, 2023 – 8:00 AM Staff Development Room
- VIII. EXECUTIVE SESSION
- VIII. ADJOURNMENT

Fox Chapel Area School Authority
Business Meeting Minutes
November 20, 2023

A meeting of the Fox Chapel Area School Authority was held in the Administrative Staff Development Room on Monday, November 20, 2023. The meeting was called to order at 8:04 a.m.

Roll Call

Members were present as follows: Keith Fenton, Warner Macklin III, Richard Ranii, and Bob Saunders. Bryan Thomas was present via telephone.

Others present at the meeting were: Mary Catherine Reljac, David McCommons, Daniel Breitreutz, Paul Giuffre, Marybeth Dadd, Ron Frank, Adam Goode, Vanessa Lynch, Dan Macek, Jon Thomas and Linda Casile. There were no members of the public present.

Public Comments

There were no public comments.

Business Items Update

A. Dorseyville Middle School Window Project

Mr. Macek, representing CJA, stated that the Pella window mock-ups have been completed by the contractor. One of the items that is being looked at after reviewing the submittals with the staff at Dorseyville, was to change approximately ten windows to clear glass as well as making several windows operable. As a result of those conversations, we are anticipating a request for a change order from the contractor.

The second item discussed was that there was not blocking the entire way around the sample window opening. The head blocking is missing. The cost of installing that blocking will need to be a change order. CJA & MacBracey are negotiating a price per opening, but it is unknown how many openings are missing the blocking.

B. Hartwood Elementary School HVAC Project

Mr. George McMillan of H.F. Lenz gave a power point presentation on the different HVAC options that there are for the Hartwood project. The three options that Mr. McMillan covered were:

- Hot Water
- Gas Fired
- Geothermal

Action Items

A. Approval of Minutes

On a motion made by Mr. Ranii and seconded by Mr. Macklin, the Authority business minutes from October 30, 2023 were unanimously approved.

B. Approval of the November 20, 2023 Disbursements

On a motion made by Mr. Macklin and seconded by Mr. Ranii, the disbursements from Fund 10 and Fund 31 totaling \$8,700.00 were unanimously approved.

C. Solicitor's Report

No report was given.

Other Business

No other business was reported.

Adjournment

On motion by Mr. Ranii and seconded by Mr. Saunders, it was unanimously resolved to adjourn the meeting at 9:40 a.m.

Respectfully submitted,

Bryan Thomas
Secretary

Disbursement Report Fund 10 for the period of 11/21/23-12/18/23

	Vendor Name	Budget Unit Title	Account Title	Transaction Amount
102350	PAUL J. GIUFFRE ESQ. LLC	LEGAL SRV	PROFESSIONAL SERVICES	\$625.00
102350 - Total				\$625.00
104600	CANZIAN/JOHNSTON & ASSOCIATES LLC	CONSTRUC-ARP-DMS	PROFESSIONAL SERVICES	\$925.00
104600 - Total				\$925.00
Overall - Total				\$1,550.00

Disbursement Report Fund 31 For The Period of 11/2/23 - 12/18/23

314600	H.F. LENZ CO.	Vendor Name	CP- CONSTRUCTION	Budget Unit Title	PROFESSIONAL SERVICES	Account Title	Transaction Amount
314600 - Total							\$23,070.25
Overall - Total							\$23,070.25

OPTION No. 1 - ROOF TOP HVAC UNITS WITH HOT WATER COILS (Matches Existing System)

ADVANTAGES	DISADVANTAGES	ADDITIONAL RISKS
Life cycle upgrade - Replaces outdated equipment	Lose heat if the boiler plant fails	
Equipment accessibility		
Energy Efficient - 27% more energy efficient than the existing system	System contains glycol (anti-freeze) to prevent the coils on the roof from freezing. Adds equipment and an increase in annual maintenance.	Requires large (6" or larger) piping above the ceiling. Coordination with new and existing equipment will be challenging. Existing structure will need evaluated throughout the building.
Enhances the learning environment - Quiet operation, comfortable temperature, & individual control		
Maintain the existing project schedule		
Maintain the existing project budget		
Maintains the existing gas service		
Operates upon loss of power - Boilers & pumps continue to operate via the emergency generator to keep the building from freezing		
No major electrical system upgrades required		
System life expectancy of 20-25 years or more		

OPTION No. 2 - ROOF TOP HVAC UNITS WITH NATURAL GAS HEAT

ADVANTAGES	DISADVANTAGES	ADDITIONAL RISKS
Life cycle upgrade - Replaces outdated equipment	Modifications to the existing natural gas service are required	
Equipment accessibility		
Energy Efficient - 26% more energy efficient than the existing system		
Enhances the learning environment - Quiet operation, comfortable temperature, & individual control		
Maintain the existing project schedule		
Maintain the existing project budget (Lowest cost options)		
Operates upon loss of power - Boilers & pumps continue to operate via the emergency generator to keep the building from freezing		
No major electrical system upgrades required		
System life expectancy of 20-25 years or more		
Eliminates the need for glycol (anti-freeze) as there are no hot water coils on the roof		
Smaller boilers, pumps, & HW piping required in the building		
Allows the building to continue to operate if the boiler plant fails		

Fox Chapel Area School District
Hartwood Elementary School HVAC Upgrades
HFL File No. 2023-1023.01
Date: December 18, 2023

OPTION No. 3 - GEOTHERMAL HEAT PUMPS

ADVANTAGES	DISADVANTAGES	ADDITIONAL RISKS
Life cycle upgrade - Replaces outdated equipment	Does not maintain current project budget	Major site disturbance to install well field
Equipment accessibility	Does not maintain current project schedule	Loss of floor space in each Classroom to accommodate new vertical heat pump
Energy Efficient - 34% more energy efficient than the existing system	Additional general construction work required to accommodate the installation of the vertical heat pumps	Longer construction duration
Enhances the learning environment - Quiet operation, comfortable temperature, & individual control	Additional electrical construction work required (distribution system upgrades required) to accommodate the installation of an all electric system	
Eliminates natural gas service	Condensate drainage piping system required for the heat pumps (Currently does not exist)	
	System life expectancy of 15-20 years	
	System contains glycol (anti-freeze) which increase annual maintenance costs	
	Does not operate on emergency power unless a large generator is added	