

FOX CHAPEL AREA SCHOOL AUTHORITY  
Reorganization Meeting Agenda  
Staff Development Room  
January 16, 2024  
8:00 AM

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENT
- IV. REORGANIZATION ITEM
  - A. Appointment of Officers for 2024
    - Chairman
    - Vice Chairman
    - Treasurer
    - Secretary
    - Assistant Treasurer/Assistant Secretary
- V. BUSINESS ITEMS
  - A. Approval of 2023 Meeting Dates
    - Monday, February 26, 2024
    - Monday, March 18, 2024
    - Monday, April 29, 2024
    - Monday, May 20, 2024
    - Monday, June 24, 2024
    - Monday, July 29, 2024
    - Monday, August 26, 2024
    - Monday, September 30, 2024
    - Monday, October 28, 2024
    - Monday, November 25, 2024
    - Monday, December 16, 2024
    - Tuesday, January 21, 2025
- VI. ADJOURNMENT

FOX CHAPEL AREA SCHOOL AUTHORITY  
Business Meeting Agenda – Staff Development Room  
January 16, 2024  
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 December 18, 2023 Authority Business Meeting Minutes
  - B. Approval of January 16, 2024 Disbursements totaling: \$20,235.00
    - Fund 10: \$ 2,500.00
    - Fund 31: \$17,735.00
  - C. Recommend Mechanical Option for Hartwood Elementary School HVAC Project
  - D. Recommend to accept Bid for Pre-Purchase Equipment from Hranec Corporation
    - 1. Hot Water - \$767,000.00
    - 2. Gas Fired - \$737,000.00
  - E. Solicitor's Report
- VI. OTHER BUSINESS
- VII. NEXT MEETING:
  - Monday, February 26, 2024 – 8:00 AM Staff Development Room
  - Monday, March 18, 2024 – 8:00 AM Staff Development Room
- VIII. EXECUTIVE SESSION
- VIII. ADJOURNMENT

Fox Chapel Area School Authority  
Business Meeting Minutes  
December 18, 2023

A meeting of the Fox Chapel Area School Authority was held in the Administrative Staff Development Room on Monday, December 18, 2023. The meeting was called to order at 8:02 a.m.

Roll Call

Members were present as follows: Keith Fenton, Warner Macklin III, Richard Ranii, and Bryan Thomas.

Others present at the meeting were: Mary Catherine Reljac, David McCommons, Daniel Breitreutz, Kimberly Pawlishak, Paul Giuffre, Marybeth Dadd, Ron Frank, Adam Goode, Vanessa Lynch, Ariel Zych, Dan Macek (departed meeting at 8:09), 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 reported that the tentative delivery date for the Pella windows is mid-January. The contractor is anticipating to be on site on January 15, 2024.

B. Hartwood Elementary School HVAC Project

Mr. Thomas reviewed the financial advantages and disadvantages of the three heating and cooling options for the project:

- Hot Water
- Gas Fired
- Geothermal

Ms. Dadd requested that Mr. Thomas look into water sourced heat pump option. Mr. Thomas agreed to get pricing for that option to the Authority as well as to the Fox Chapel Area School Board Members.

### Action Items

- A. Approval of Minutes  
On a motion made by Mr. Macklin and seconded by Mr. Fenton, the Authority business minutes from November 20, 2023 were unanimously approved.
- B. Approval of the November 20, 2023 Disbursements  
On a motion made by Mr. Fenton and seconded by Mr. Thomas, the disbursements from Fund 10 and Fund 31 totaling \$24,620.25 were unanimously approved.
- C. On motion by Mr. Ranii and seconded by Mr. Fenton the Authority has made a recommendation to retain Cyclone Energy Group, acting as a third-party engineer, to do investigative work to see if the Kerr Chiller is operating properly.
- D. Solicitor's Report  
No report was given.

### Other Business

No other business was reported.

### Adjournment

On motion by Mr. Thomas and seconded by Mr. Fenton, it was unanimously resolved to adjourn the meeting at 9:17 a.m.

Respectfully submitted,

Bryan Thomas  
Secretary

**Disbursement Report Fund 10 for the period of 12/18/23-1/16/24**

	Vendor Name	Budget Unit Title	Account Title	Transaction Amount
102350	PAUL J. GIUFFRE ESQ. LLC	LEGAL SRV	PROFESSIONAL SERVICES	\$1,575.00
<b>102350 - Total</b>				<b>\$1,575.00</b>
104600	CANZIAN/JOHNSTON & ASSOCIATES LLC	CONSTRUC-ARR-DMS	PROFESSIONAL SERVICES	\$925.00
<b>104600 - Total</b>				<b>\$925.00</b>
<b>Overall - Total</b>				<b>\$2,500.00</b>

### Disbursement Report Fund 31 for the period of 12/18/23-1/16/24

314600 - Total	Vendor Name	Budget Unit Title	Account Title	Transaction Amount
314600	THOMAS & WILLIAMSON LLC	CP- CONSTRUCTION	PROFESSIONAL SERVICES	\$17,735.00
<b>Overall - Total</b>				<b>\$17,735.00</b>



# Value Engineering Summary

Schematic Design

12/26/2023

	Estimated Hard Cost: HVAC	Estimated Hard Cost: GC, PC & EC	Total Hard Cost	Design Finalization Contingency @ 10%	Total Project Cost (incl Soft Costs at 17.38%)	
<b>1</b>	<b>Base Option - Option 1:</b>					
	VAV System - RTU's on Central Boiler	\$ 3,647,109	\$ 2,334,897	\$ 5,982,006	\$ 598,201	\$ 7,723,847
<b>2</b>	<b>Option 2:</b>					
	VAV System - Gas-fired RTU's	\$ 3,270,084	\$ 2,464,296	\$ 5,734,380	\$ 573,438	\$ 7,404,117
<b>3</b>	<b>Option 3:</b>					
	Geothermal - Water-source heat pumps	\$ 6,723,524	\$ 2,334,897	\$ 9,058,421	\$ 905,842	\$ 11,696,052
<b>3R</b>	<b>Option 3 - Revised</b>					
	Geothermal - Water-source heat pumps Increased Well Field to 88-500 ft. Wells Switched to AireDale SchoolMate Added Generator	\$ 8,864,079	\$ 2,453,240	\$ 11,317,319	\$ 1,131,732	\$ 14,612,696
<b>4</b>	<b>Option 4:</b>					
	Water-source Heat Pumps Replaced well field with Boiler/Tower Loop AireDale SchoolMates Did not add 350 kW packaged generator	\$ 5,156,306	\$ 2,334,897	\$ 7,491,203	\$ 749,120	\$ 9,672,492

# MONTHLY UTILITY COSTS

By H.F. LENZ COMPANY

----- Monthly Utility Costs -----

**Alternative 1**

Utility	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
<b>Electric</b>													
On-Pk Cons. (\$)	2,300	2,079	2,310	2,432	3,882	5,037	6,037	4,926	3,793	2,484	2,251	2,303	39,834
Gas													
On-Pk Cons. (\$)	2,180	2,239	1,169	280	23	14	11	16	25	396	656	1,714	8,723
Monthly Total (\$):	4,480	4,318	3,479	2,712	3,905	5,051	6,048	4,942	3,819	2,879	2,907	4,017	48,557
Building Area =	72,400 ft <sup>2</sup>												
Utility Cost Per Area =	0.67 \$/ft <sup>2</sup>												

**Alternative 2**

<b>Electric</b>													
On-Pk Cons. (\$)	2,391	2,161	2,368	2,432	3,871	5,028	6,029	4,916	3,782	2,477	2,277	2,368	40,100
Gas													
On-Pk Cons. (\$)	2,212	2,275	1,181	286	24	15	12	17	27	409	664	1,743	8,865
Monthly Total (\$):	4,603	4,436	3,549	2,717	3,896	5,042	6,041	4,933	3,808	2,887	2,942	4,111	48,965
Building Area =	72,400 ft <sup>2</sup>												
Utility Cost Per Area =	0.68 \$/ft <sup>2</sup>												



# MONTHLY UTILITY COSTS

By H.F. LENZ COMPANY

Utility	Monthly Utility Costs												
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
<b>Alternative 3</b>													
<b>Electric</b>													
On-Pk Cons. (\$)	3,544	3,248	3,437	3,313	3,827	4,119	4,501	4,143	3,703	3,374	3,273	3,488	43,969
Monthly Total (\$):	3,544	3,248	3,437	3,313	3,827	4,119	4,501	4,143	3,703	3,374	3,273	3,488	43,969
Building Area =	72,400 ft <sup>2</sup>												
Utility Cost Per Area =	0.61 \$/ft <sup>2</sup>												
<b>Alternative 4</b>													
<b>Electric</b>													
On-Pk Cons. (\$)	3,268	2,952	3,329	3,382	4,106	4,540	5,051	4,518	3,974	3,449	3,260	3,298	45,129
Gas													
On-Pk Cons. (\$)	866	894	483	106	0	0	0	0	0	143	253	692	3,437
Monthly Total (\$):	4,134	3,846	3,811	3,488	4,106	4,540	5,051	4,518	3,974	3,592	3,514	3,990	48,566
Building Area =	72,400 ft <sup>2</sup>												
Utility Cost Per Area =	0.67 \$/ft <sup>2</sup>												

# Bid Tabulation

HVAC Upgrades at Hartwood Elementary | Fox Chapel Area School District

Thursday, January 4th, 2023



Low Bid Tabulation		Low Bid
Contract		
Contract	Low Bidder	
Pre-Purchase Equipment	Hranec Corp	\$737,000.00
<b>Total All Contracts</b>		<b>\$737,000</b>

# Bid Tabulation

HVAC Upgrades at Hartwood Elementary | Fox Chapel Area School District

Thursday, January 4th, 2023



General Contract	Bidder Contact Information	Required Documents			Base Bid 1: Hot Water Heating By AAOB	Base Bid 2: Natural Gas Heating By AAOB	Alternates				Total	
		004513	004514	004518			<input type="checkbox"/> EPP-1.1	<input type="checkbox"/> EPP-1.2	<input type="checkbox"/> EPP-2.1	<input type="checkbox"/> EPP-2.2		
<b>EPP</b>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> EPP-1.1	<input type="checkbox"/> EPP-1.2	<input type="checkbox"/> EPP-2.1	<input type="checkbox"/> EPP-2.2		
<b>Bidder:</b>		<b>Address</b>			<b>Phone</b>							
Thomas Corp	703 Route 21, Uniontown, PA 15001	(724) 437-2211			X	X	X					
Rankel Brothers	434 Grove City Road, Slippery Rock, PA 16057	(724) 794-0200										
Osak Mechanical	24 West Track Road, West Middletown, PA 18158	(724) 528-1133			X	X	X					
					\$767,000	\$737,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$737,000
					\$0	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	
					\$771,000	\$744,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$744,000
					\$0	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	
							Alternate No. EPP 1.1: Bidder shall state the difference in cost to furnish Carrier equipment in lieu of the specified Base Bid Equipment.	Alternate No. EPP 1.2: Bidder shall state the difference in cost to furnish Trane equipment in lieu of the specified Base Bid Equipment	Alternate No. EPP 2.1: Bidder shall state the difference in cost to furnish Carrier equipment in lieu of the specified Base Bid Equipment.	Alternate No. EPP 2.2: Bidder shall state the difference in cost to furnish Trane equipment in lieu of the specified Base Bid Equipment.		