

**Northwestern Lehigh School District
6493 Rt. 309, New Tripoli PA 18066
CONSTRUCTION COMMITTEE MEETING
District Board Room
Friday, November 4, 2016, 9:00 AM**

1. Opening Procedures

1.01 Opening Exercises

The November 4, 2016 Construction Committee Meeting of the Northwestern Lehigh School District Board of Directors was called to order at 9:01 AM by President Willard Dellicker.

1.02 Roll Call

PR/AB

AB	John Casciano	AB	Paul Fisher	AB	Charlene D. Rauscher, Esq.
PR	Willard Dellicker	AB	Todd Hernandez	AB	Darryl Schafer
PR	Joseph Fatzinger	AB	Todd Leiser	PR	Phil Toll

Also Present:

Terry Degroot, Brian Brandis, Michael Spadafora, Margie Peterson, Kim Borgman, Aileen Yadush, Arthur Oakes, Jennifer Holman, Mary Anne Wright and Janine Partenio

1.03 Approval of Agenda

Moved: P. Toll

Seconded: J. Fatzinger

Vote: 3 Aye, 0 Nay

1.04 Welcome

1.05 Courtesy of the Floor

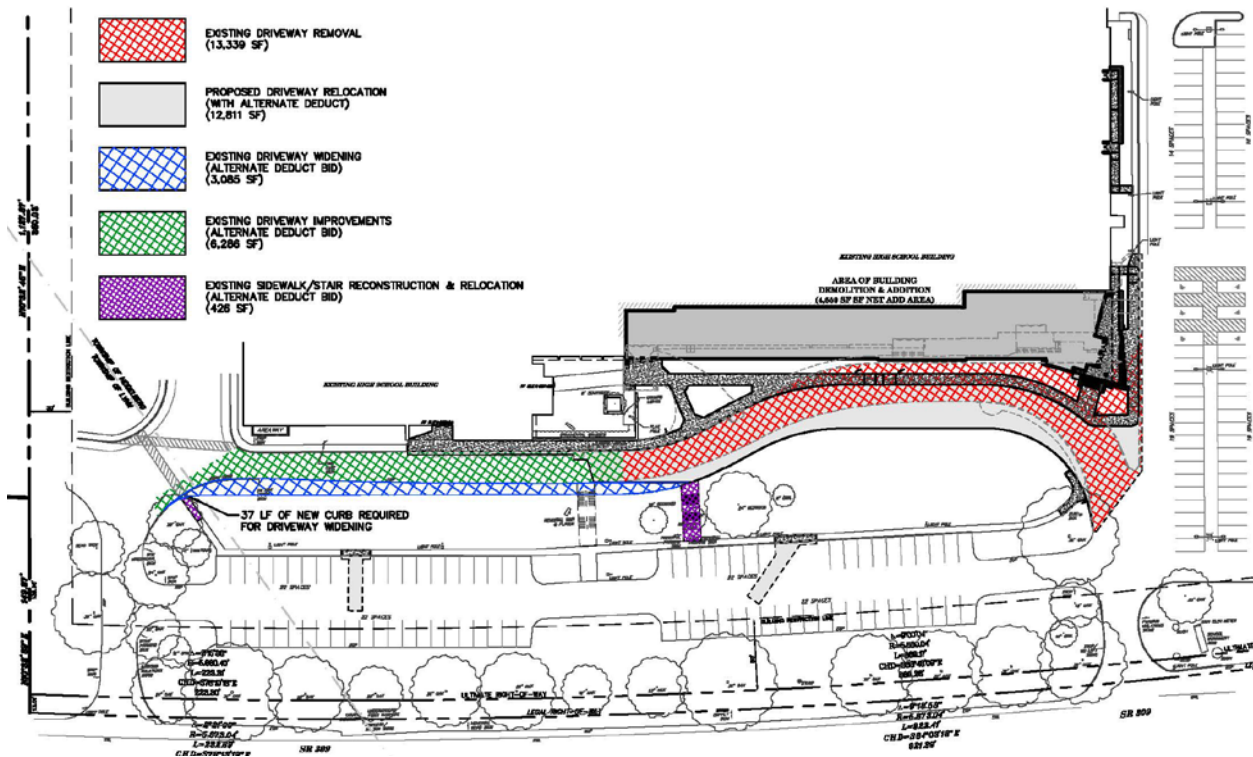
None at the time

2. Operations

2.01 High School Modernization Plan Review

A. Oakes announced the reason for the meeting was to discuss the High School Modernization Plan and how the driveway widening became an inclusion. He introduced T. Degroot as the Civil Engineer, B. Brandis from KCBA and M. Spadafora from DHUY Engineering.

T. Degroot explained the proposed project consists of renovations and an addition to the existing Northwestern Lehigh High School. He reviewed the plan drawing of the driveway (on next page). He explained the Red is the existing removal, the Grey is the relocation, the Green is the alternate deduct and the blue is the portion to be widened. He stated in order to construct the addition, the driveway would need to be relocated to the south (toward RT 309) in order to provide room for the driveway plus an eight foot wide sidewalk for student loading and unloading. He said the current plan shows the bus drop-off driveway to be removed in its entirety. He mentioned there is a 24 foot wide recommendation but 30 feet would allow for a double stacking of buses and a by-pass lane. A. Oakes said this Red portion needs to be relocated as it would be touching the new addition to the building. T. Degroot added that there are old abandoned septic tanks buried next to the driveway which needs to be removed. P. Toll asked why they must be removed. T. Degroot explained they are unable to build on top of the tanks, since they are crumbling. He said they need to be removed and the area filled in.



T. Degroot also explained the scope of work would also include the removal of the sidewalk along the front of the High School from the Library entrance to the gymnasium entrance. He stated the new sidewalk will then be reconstructed which would provide access along the bus loop as well as the administrative and gymnasium entrances. He explained the sidewalk between the main entrance and the gymnasium entrance would need to be removed and reconstructed which would accommodate the proposed addition. He said the canopy would be removed from the front of the school and the loose flag stone at the library entrance dictate the need to replace the sidewalk in this area.

T. Degroot mentioned additional sidewalk is required along the east side of the gymnasium in order to provide egress from the building. He said the existing steps would need to be relocated which would accommodate the driveway widening and those steps are proposed to be relocated to the east which should provide more direct access to the main entrance. He said the egress door by the gym was moved north by code requirement.

T. Degroot explained the deduct alternate. He said the area of full depth paving will be reduced by 9,371 SF (noted in green and blue on the sketch) and the steps, western curb, western sidewalk will not need to be reconstructed. He stated the area highlighted in green is existing paving which would remain. He explained if the Deduct Alternate is taken it will reduce the limit of full depth paving; however, it would not reduce the need for the two detention/infiltration basins or the grading between the driveway and the parking lot along RT 309. He stated the sidewalk from the library entrance to the gymnasium entrance will still be constructed with the Deduct Alternate. He said the use of the deduct alternate would save about \$80,000. P. Toll stated the initial estimate was \$390K. He wanted to know what the additional cost would be. T. Degroot said the overall site cost estimate would be \$711K for the outside of the building. P. Toll wanted to know what the incremental cost was. A. Oakes explained there is a \$300K restoration cost already built into the budget. B. Brandis said this fund source is to grade and repair the outside. Dr. Wright said the project was budgeted for \$390K plus the \$300K restoration cost, so the cost difference is really between the \$690K and \$711K. She stated it is about a \$20K incremental cost.

T. Degroot explained the project also requires the construction of two underground detention/infiltration beds north of the parking along RT 309, according to the Conservation District. He explained the District must remedy the open permit in order to proceed with the project. He

explained the Conservation District recommended increasing the size of the detention/infiltration beds in order to accommodate infiltration. He said Detention Basin A would remedy the High School and Detention Basin B would remedy the Elementary School. He said this would close the permit for the Elementary school and open the permit for the High School. He mentioned the Conservation District and the DEP will not allow you to permit two options. He recommended permitting the plan with the most impact and then submit any changes which could affect the schedule. Dr. Wright asked if submitting another Permit would incur any additional fees. T. Degroot said there are additional review fees and civil fees and this could run from \$10K-\$15K.

P. Toll asked if the driveway could be brought down as a straight line instead of the curve. He said the District would lose about eight feet but two buses can fit. T. Degroot said yes but the tanks would still need to be removed and the area graded.

W. Dellicker asked if the pavement is below grade by the added retaining wall. T. Degroot said it is about three to four feet lower than the parking lot and draining and railing would be installed.

T. Degroot explained the project also removes the existing inlet along the curb in order to provide a safer area for bus loading. He said all water will flow away from the curb. He stated even with the Deduct Alternate a new inlet along the curb will be required to catch the water that will continue to flow along the curb.

W. Dellicker asked what the boxes were in the Red area. T. Degroot said handicapped parking and ramps to pavement with a six inch elevation.

B. Brandis explained while coordinating details about the addition to the front of the building, they realized the building would be tight to the driveway. He stated this would be a safety issue with space for the students and walkways. He mentioned the Deduct Alternate still does not allow for enough space. He said the Deduct saves about \$20K and the \$10-\$15K would be added for an additional Permit. He said the actual total savings would be about \$5K with an area that still does not function. P. Toll asked if the building size expanded based on the 4,650 SF shown on the driveway drawing and expand the size by 300 SF. B. Brandis explained the three options originally presented and Dr. Wright asked for a further clarification. Mr. Brandis said the design did not add additional square feet to the building.

P. Toll stated he spoke with the Conservation District and they said the District could submit two options. T. Degroot said two permitting options are not allowed to be submitted but any changes could be worked on in order to not delay the project. P. Toll said, in the past, the District paid for items that they did not get done. W. Dellicker asked P. Toll to please consult with the Board before going to speak with organizations on his own. He said it is circumventing the purpose of the Construction Committee when acting like a "lone wolf" and asked to allow the professionals that the Board hired to do their business. P. Toll believed it was acceptable to research this on his own. T. Degroot said he understands that some rules do not make sense and that common sense cannot always be used to make a decision when dealing with these projects.

J. Fatzinger asked how much a Permit costs. T. Degroot said \$20K-\$25K to start. J. Fatzinger asked P. Toll why he would want to submit two Permits at \$25K each. P. Toll said he did not know if it was \$25K each or \$25K as a package.

Dr. Wright introduced K. Borgman as a Bus Driver and Driver Trainer for the District. K. Borgman stated there are about 20 buses lined up in the morning and there is not sufficient space to do that safely. She said the buses are often blocking the teacher lot which bottlenecks traffic in the lot as well as on RT 309. She explained the buses are 10 feet wide plus, according to the driver manual, there should be a 10 foot clearance from students by law. She said there should also be a fire lane available, in case of emergency, to allow equipment to get in. She feels the District absolutely needs the driveway expansion because the driveway was originally designed when there were not as many students as there are today. She said with the investment of this project the District should also be looking into the future. She mentioned there is no way to get the buses out of there in an emergency right now. W. Dellicker asked if the driveway was widened, if that would address that situation. K.

Borgman said yes. She said they would be side by side but staggered to allow for exit/entry. A. Oakes explained there is only clearance of seven feet not ten. W. Dellicker asked if this student clearance in the driver manual is a law or a recommendation. K. Borgman said it is recommended; however, drivers are tested on that as a standard of a 10 foot safety zone. She also mentioned when buses are turning in front of the building, their tail swing crosses into that 10 foot danger zone. P. Toll said the 10 foot rule is mainly for offsite and is not mandated. K. Borgman said if the District has the opportunity to make it 10 feet why wouldn't we. She said it only takes one accident and that she would fight long and hard for that extra three feet of safety for the students. T. Degroot said the plan would accommodate 24 buses in a safe manner within the limits of the parking lot. He said the supervisors gave preliminary approval at the meeting. He said they asked for lanes to be put in and to close the first aisle or stripe it and add a double line in that area.

B. Brandis asked if there are issues with the 309 entrance. A. Yadush explained if the timing hits just right during the morning or afternoon, the entrance gets blocked completely and there is difficulty with entering or exiting the parking lot.

J. Fatzinger asked if the egress outside of the building was on the original plan. B. Brandis stated the last door was for the referee and auxiliary gym. He said the other door was moved in order to keep four means of exits per code requirements as well as keep seating. A. Oakes said this would not lose bleacher space and allow direct access to the wrestling area. J. Fatzinger asked if the retaining wall was included regardless. B. Brandis said yes. W. Dellicker asked if there was a ramp for the emergency egress. A. Oakes said that is an access door for maintenance purposes and not for public access.

T. Degroot reviewed the proposed lighting for the parking lot. He stated the current lighting is dark and he is looking to switch to LED lighting. M. Spadafora asked if lights could be added to building walls instead of to poles in order to avoid maintenance issues at the main walkway. T. Degroot said yes; however, the poles are located behind the sidewalk in the grass and should not be a maintenance issue.

W. Dellicker asked about the handicapped ramp. T. Degroot said the handicapped space needs to be flat and cannot use the area with a 10% grade. Dr. Wright said that area would be used as a fire lane and cannot park there all day. A. Yadush said LCTI buses may need that space during the day. B. Brandis said handicap parking by the gym must be within a 2% grade.

P. Toll asked if lights were already replaced in the locker room and outside with the ESCO Project. A. Oakes said yes, heads were replaced and kept to reuse them as spares. He said the bulbs were converted to LED in the girl's locker room, the lights were not actually replaced.

T. Degroot reviewed the timeline for township supervisor approvals. Dr. Wright stated the purpose of the meeting was to explain the changes and that there was no need for additional Board approvals to move forward with the driveway. W. Dellicker asked if there was any benefit to do the Alternate Deduct. P. Toll said yes he could not justify doing the whole driveway for one bus breakdown. W. Dellicker stated it would also alleviate safety issues in that Green area. P. Toll did not agree with combining it into the High School Project. He asked if it could be removed and done as a separate project. B. Brandis said it would cost double the amount if it is handled that way. W. Dellicker explained the meeting was set up to clarify the process and to proceed with the permitting process. B. Brandis said they are still working within the confines of the budget and not looking to expand the scope of work. W. Dellicker explained it would be foolish to do a renovation for the modernization of the High School and not take busing situations into consideration. The Committee agreed to move forward with the permitting process without the Alternate Deduct.

A. Oakes asked the committee to look at the auditorium seating and see if they would like to have new seating or replacements installed. J. Holman said it is approximately \$250 for a new seat and replacements are about \$125-\$140 per seat. She explained the replacements have a lot of labor and patchwork involved. She said they had looked at Pottsgrove's seating and liked the upholstery option. Dr. Wright asked if the cost estimate was with replacements of seats. B. Brandis said yes, right now they are plastic and metal. He said Pottsgrove replaced their seats but they were already previously upholstered.

A. Yadush asked with the reconfiguration of seating if they would be retrofitted to match the holes in the floors. B. Brandis said they are adding handicap seats and making adjustments for the lightboard. He said the seats will be reconfigured and will not match up with holes in floors. He explained the floors would have to be patched and finished underneath the seats. A. Yadush said she originally did not care for the upholstered seating; however, after seeing Pottsgrove and speaking to the consortium about their seating, she found that it did not affect the acoustics and changed her mind. B. Brandis said the cost would be about \$125K to remove and add new seats and \$70K for refurbished seating. M. Spadafora said with refurbished seating, the seats would have a new finish but the District would be dealing with 20+ year old hinges and springs. He explained the refurbished have a one year warranty to install but not a manufacture warranty. He recommended a base bid for new upholstered and an alternate for new plastic. B. Brandis said the District could gain more seating with the new seats and samples will be shipped to the District next week. M. Spadafora urged with the amount of use the seats get in the auditorium, the District should not skimp on a refurbished seat. He said they are labor intensive and it takes more time from the project.

Dr. Wright recommended a base bid with new cushioned seats and an alternate bid with plastic. M. Spadafora said there is more support in a seat with a cushion. P. Toll agreed he preferred the cushioned seat. He said he thinks the fabric will last but was concerned about maintenance. A. Oakes explained they can do a really good spot clean and keep additional fabric and/or seats for rips and tears, in case the fabric pattern is discontinued. P. Toll agreed with the new fabric seats. W. Dellicker said he would leave it up to administration to look at the samples and the options. Dr. Wright stated she would like to manage alternates for efficiency.

J. Holman explained the Committee would need future meeting dates to discuss finishes and bid specs for a January approval. Dr. Wright recommended another date in November and one in the beginning of December. She recommended putting together boards of finishes to review at the Committee Meeting and to make a recommendation for the Board to support the bid specs. The Committee agreed on meeting dates of November 17, 2016 at 10:00 AM and December 8, 2016 at 1:00 PM. Dr. Wright recommended a Special Board Meeting on January 4, 2017 at 6:30 PM to approve bid specs, then have a Workshop Meeting on January 11, 2017 at 6:30 PM and a Board Meeting on January 18, 2017 at 7:00 PM. The Committee agreed.

P. Toll asked about the large glass panes that will be installed in the new addition at the main entrance. B. Brandis said they would be tempered or laminated. Dr. Wright gave an update to the Committee about a deer that crashed through the High School Cafeteria. She stated the deer ran through the large pane of glass and she was surprised to see how bad the glass shattered and how far the shards had gone. She believed if it had happened when students were in the cafeteria someone would have been injured. She told the Committee that the large panes of glass in the High School Cafeteria will be replaced with tempered or laminated glass and the broken pane is boarded. She explained the price to replace the windows was estimated at \$1,200 per window.

3. Communications

3.01 Courtesy of the Floor

None at the time

4. Adjournment

Upon motion by P. Toll, seconded by W. Dellicker, the meeting was adjourned at 11:27 AM.

Respectfully submitted,

Todd Hernandez, Secretary
By J. Partenio, Recording Secretary