



Board of School Directors Committee Meeting Minutes

Wednesday, October 9, 2024

Generated by Renai Cardillo on Thursday, October 10, 2024

Members present: Nicholas Braccio, William Brong, Janet Flisak, Ken Keith, Stephen Nelson, William Formica, Kimberly Wheeler, Michael Barnacz

Members absent: Andrew Landis

Others present: Frank Gallagher, Christopher Hey, Damion Spahr (SitelogIQ), Michael Taylor and Megan Zweiback

1. Operations Committee

1.1 Guaranteed Energy Savings Agreement (GESA)

Mr. Brong called the Operations Committee Meeting to order at 6:31 P.M.

Mr. Nelson commented on meeting people out in the community this past weekend. He also reminded everyone that there would be time for public comment, noting that protocol for Committee meetings, all public comment should be related to agenda items.

Mr. Brong stated that the purpose of the evening was to give an overview of the scope of work for the proposed Indian Crest Middle School renovation.

Director of Business Affairs, Mr. Taylor stated that this presentation was the culmination of over a years worth of work involving architects GKO, and the school district Board and administration. Mr. Taylor introduced Mr. Damion Spahr of SiteLogIQ to review the GESA project update and presentation. Mr. Taylor stated that upon the review, the administration will be seeking to move forward a GESA amendment for Board approval.

Mr. Spahr of SitelogIQ noted that a significant amount of time had been spent on the project in order to refine the scope of work and prepare the project for the GESA process. Mr. Spahr reviewed the agenda slide which listed the following items:

- Summary of Scope of Work
- Building Scope of Work as Presented By the Architect
- Projected Costs Based on Bids
- Phasing Plans/Schedule
- Pricing and Award Schedule

Mr. Taylor explained the GESA (Guaranteed Energy Savings Act) process as a form of procurement offering the school district greater flexibility in managing its projects, rather than the traditional public bid process. Mr. Taylor also stated that the administration had put out a Request For Proposal to secure the ESCO (Energy Service Company) for this project, which works in collaboration with the architect to develop and design the project. Mr. Taylor stated that Site LogIQ was selected as the ESCO for the Indian Crest project and the proposed Salford Hills project.

As Mr. Spahr reviewed the scope of work, he noted that the entire building is being touched, noting that most of the building finishes are 20-30 years old. Mr. Spahr commented on the proposed site work which included replacement of stairs at the main entrance, minor sidewalk replacement and replacement of parking lot lights. He noted that site circulation for buses, cars and walkers will be maintained. Mr. Spahr also noted that PECO will be bringing in a new gas line to the campus, at no cost to the district, which will result in a long term energy cost savings.

Mr. Spahr continued to review the scope of work which includes full renovations of the entire building:

- New HVAC system
- New electrical systems
- New plumbing systems

He also stated that a camera was used to determine the condition of some existing piping and where feasible, it would be utilized.

Mr. Spahr reviewed the overall floor plan updates; highlighted in red major renovations included locker rooms, the relocation of FCS and Art rooms, renovation of a classroom for Life Skills, renovation of music suite, and renovation of toilet rooms.

Minor renovations were shown as replacement of casework in classrooms, refinishing of the gymnasium floor, bleachers and equipment. Renovation of kitchen equipment and sinks. Auditorium seating, finishes and lighting and elevator replacement.

Mr. Taylor noted that one of the goals of this project was to create parity at Indian Crest that now exists at Indian Valley.

Second Floor renovations were highlighted to show major renovations to the library and IT support. Add additional classroom space and renovate toilet rooms. Overall floor plan updates on the first and second floor include window replacement, wall finishes, flooring and select doors throughout.

Mr. Spahr stated that project costs have been received and the maximum cost of the current scope of work is \$31,843,707. He also noted that some items were removed from the GESA scope and it is suggested they be purchase through cooperative purchase; auditorium seating, stage curtains, gym bleachers, athletic equipment, casework, window treatments, library furniture and appliances.

Mr. Spahr reviewed a cost breakout which included an estimate for abatement, noting that the amount that exists is non-friable and contained in glue behind chalkboards, or under flooring and window caulking.

Mr. Spahr reviewed a slide which outlined a phasing plan and schedule for the renovation with a projected start date of March 2025 and ending in February 2027. The last slide showed a timeline for the project:

- Board Review - October 9, 2024
- Board Approve Contract - October 24, 2024
- Start Construction - March 1, 2025

Mr. Taylor acknowledged that discussions for the Indian Crest Middle School project had been simultaneous with the proposed renovations for Salford Hills and West Broad Street and have been in progress for about a year. He also noted that the planning would coincide with the proposed borrowing.

Mr. Brong asked about the impact of changing the proposed time line and Mr. Spahr indicated that he would have to ask contractors to hold their prices and the response could be unfavorable. Mr. Brong indicated that the Board had questions after the building walk-through and does not feel that those questions have been satisfied. Mr. Brong suggested that an itemized breakdown was needed before the Board could approve the project.

Mr. Spahr and Mr. Taylor spoke briefly. Mr. Spahr returned to the podium and apologized that he did not have an itemized breakdown of the entire project, for this meeting. Dr. Gallagher asked about the impact of waiting a month to approve and Mr. Spahr responded that it could result in a cost increase.

Dr. Gallagher asked for more detailed information with a follow-up at the November Board Committee meeting.

Mr. Braccio also asked for a breakdown of costs as well as a 10-year plan for all facilities/buildings. Dr. Gallagher indicated that a report of that detail may take longer than one month.

Mr. Formica stated agreement for additional details on the project. Ms. Flisak inquired about slide 7 and the abatement estimate, stating her preference for a minimum and maximum range instead of a number. Mr. Barnacz asked for itemized costs and the expected life hood of the items in the project. Ms. Wheeler also expressed desire to obtain an itemized estimate of costs.

A brief discussion occurred about the current 5-year facilities plan and modifying it to extend out for 10-years.

Mr. Nelson asked about the cost savings of the gas utility implementation and Mr. Spahr said that estimate is available. Mr. Nelson also expressed concerns about potential change orders and Mr. Spahr indicated that the likelihood of change orders will be minimalized and should only occur if the district would change its scope of work.

A member of the audience asked if there are any new safety measures for the project. Mr. Spahr indicated that the architect always looks at safe school initiatives in the design and development phase. He noted that there has been a

dramatic change to Souderton's existing safety plan. He indicated that if new cameras are needed because of a design or construction change, they will be added. Dr. Gallagher indicated that the district utilizes all of its Safe Schools PCCY grant opportunities and that student safety remains a priority.

Another member of the public asked how the determination of space as it relates to enrollment and Dr. Gallagher noted that the district is not adding additional classroom space, space is being re-purposed as needed.

Several members of the audience expressed concern on the condition of the roof at Indian Crest Middle School prior to construction. Mr. Spahr commented that the roof is two years new and that the mistake made at Indian Valley (beginning construction without a full review of its roof) would not be made at Indian Crest MS. Questions surrounding the responsibility for the roof condition at Indian Valley were raised and it was stated that faulty information had been provided and every effort is being made to prevent that from occurring again.

Another member of the public asked for the breakdown of costs and stated that the presentation was not on BoardDocs.

Another member of the public expressed concerns about the impact of construction on students and their daily schedules.

Mr. Brong adjourned the Operations Committee Meeting at 7:35 P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Taylor".

Michael Taylor, C.P.A.
Board Secretary / Director of Business Affairs