

Mr. Rasmus called the Millville Area School District Buildings and Grounds Committee Meeting to order at 6:37 pm.

Those present in the Elementary Conference room were Joseph Rasmus, Superintendent; Whitney Holloway, Business Manager/Board Secretary; Susan Myers, Board President; William Berger, Buildings and Grounds Committee member; Heather Mausteller, Buildings and Grounds Committee member; Chelsea Rosenberger, Assistant Board Secretary; Matt McWilliams, Supervisor of Buildings and Grounds; Matt Wardecker, representative of Schneider Electric; and Pam Janney, representative of Schneider Electric.

- ❖ Schneider Electric Review: Matt Wardecker & Pam Janney - Guaranteed Energy Savings Project
 - Mr. Wardecker began his presentation by reviewing the project thus far with the Committee. He explained that the project began in February 2022 when Schneider Electric was engaged due to an issue with the multi-stack, and they completed a business case study on the system currently in place as well as a look into a potential solar power system. Then, in March 2023, Schneider Electric completed a project development agreement for a conceptual analysis for the solar system and mechanical processes. At that point, Mr. Wardecker explained, the total cost projected for the project was 3.2 million dollars with the district's priorities being the multi-stack system, the HVAC system, and Elementary School window replacements. Finally, in October of 2023, the district entered into an agreement with Schneider Electric to complete a Guaranteed Energy Savings project of some kind. At that time, items of the project were looking at long lead times and would have been cutting it close in January 2024. The Committee paused for a time to look into and apply for a DCED grant, which precluded the district from moving forward with the project until the status of that grant was released. Mr. Wardecker explained that the district did not, unfortunately, receive that grant money, so now Schneider Electric needs to know the plan moving forward. He presented a price refresh to the Committee, and the current total about 3.2 million dollars, adding that this increase was due to multi-stack lead times and equipment pricing.
 - Ms. Janney of Schneider Electric then reviewed the reasons for the project increase further. She explained that there were design changes needed in the multi-stack system, including the addition of a buffer tank, bypass valve, and some piping changes. She explained that the district originally started with a piping system that was only intended for heating. In 2010, she explained that the district made changes to include cooling; however, the system was not designed that way. She further stated that the piping system does not have enough gallons of chilled water which causes a short cycling of cold water and the system shutting down. Ms. Janney explained that at the time of the change in the system, the Engineering analysis was not done to analyze the amount needed, resulting in premature compressor failure. The changes made were not supported by the manufacturer of the system, and therefore, void the warranty. For those reasons, Schneider Electric had to add a buffer tank and a bigger valve to the design for the multi-stack system, which increased the overall cost.
 - Mr. Berger asked how much of a percentage increase was the buffer tank.
 - Ms. Janney said she would need to get that pricing broken out to provide to the Board.
 - Mr. Wardecker added that Schneider goes to the subcontractors and they present bids for the entire project because there is no reality where Schneider would do the project without those additional items added.
 - Mr. Rasmus commented that it seems the pricing is only continuing to rise, not going down as they had hoped.
 - The Committee agreed with this comment.
 - Ms. Janney added that equipment, labor, and materials are all increasing in price; however, she added that the lead times for the multi-stack system seem to be decreasing to 20 weeks.
 - Mr. Berger then asked if this would include domestic equipment, adding his concern about future tariffs that may be imposed on items not domestically produced.

- Mr. Rasmus communicated that this pricing was for 30 days, and he was concerned with the lack of Board meetings. He explained that this would need to be presented to our financial advisors to determine if this would be paid through a bond, financing, or through capital reserve as well as putting out the decision to bid.
 - Mrs. Mausteller asked if that could be started in advance of the next Board meeting.
 - Mrs. Holloway answered that it would not be possible because the meeting is too soon for any answer by that date.
 - Mrs. Mausteller commented that there would be no way to possibly have this project approved within the 30 day time limit.
 - Mr. Wardecker showed the Committee a potential draw schedule and shared an example of another local school district who took a portion of their project out of capital reserve funds and financed the rest. He added that the school approved the contract, pending financing. Mr. Wardecker then asked Ms. Janney if Schneider would be able to extend the 30 day pricing hold.
 - ◆ Ms. Janney answered that it may be possible to extend it, but she would need to see some strong signals that the district was moving forward with the project, adding that she did not see the potential for any major price increases after that 30 days.
- Mr. McWilliams asked if Schneider Electric had a vendor chosen already to complete the project because a local contractor he spoke with quoted him with a lead time of closer to 46 weeks.
 - Mr. Wardecker answered that they were quoted much less with the vendor they intended to use.
 - Mrs. Mausteller asked how Schneider places projects out to bid.
 - Mr. Wardecker answered that they contact vendors that they know and trust and that they try to get contractors as close to as local and in Pennsylvania as possible. However, it is difficult to only utilize local contractors.
 - Mr. Rasmus commented that the windows have the highest lead times using the local vendor Kawneer and asked if the Board might want to consider looking elsewhere for shorter times with a different vendor.
 - Mrs. Mausteller clarified that she was not necessarily concerned about the district choosing the cheapest option but rather the best product for the best price.
- Mrs. Myers asked how the project would work out if the district chose to pull out the multi-stack project and HVAC only moving forward.
 - Mr. Wardecker answered that you would definitely see a price decrease, but the cost figures for the engineering design would still be in there.
 - Mrs. Myers commented that the district needs to have the multi-stack and HVAC systems fixed.
 - Mr. Berger agreed and said that he was not as concerned about the windows at this point.
 - Mr. Rasmus asked Mr. McWilliams how often we currently have issues with the existing system.
 - Mr. McWilliams answered that the issues come and go, adding that he was concerned about the administrative suite system in the Elementary School. He explained that they had to buy a control online because they could not find the correct one.
 - Mrs. Myers reiterated that the other items could be paused but that the heating and cooling systems needed to be a priority so that we would not have to close school.
- Mr. Rasmus asked the Committee how they would like to move forward with this project.
 - Mr. Wardecker communicated that he would send a final contract without the windows included.
 - Mr. Rasmus commented that he would send the contract to the solicitor once received. Then, he asked the Committee if they would like to have a motion on the agenda for December 4th to approve a contract pending financing.
 - Mrs. Holloway explained that previously the district utilized a separate motion to engage their financial advisor.

- Mr. Wardecker added that the other local school district did the same with a motion to approve the contract, pending financing and then a motion to engage the financial advising company.
- Mr. McWilliams asked if it would be possible to be sent the submittals for the bid to know the equipment and items that were included in the project.
 - Ms. Janney answered that she could get an equipment cut sheet for him to review.
 - The Committee thanked Schneider Electric for their work thus far.
- ❖ PCCD Safety Items
 - Mr. McWilliams began by discussing the potential purchase of 52 bollards, adding that this would be covered by the most recent PCCD grant money. He explained that he would be contacting Gordan to complete that project.
 - Mr. Rasmus commented that with PCCD money you have to expend the money following a prescribed system, so even though this is not a priority for the district, it has to be used for a project like this before the district can access the funds for other more meaningful projects.
 - The Committee was amenable to moving forward with this project.
 - Next, Mr. McWilliams shared an update on the potential paving project. He explained that the borough looked into this project and explained that they would be responsible for about 16 feet of the road. Mr. McWilliams shared an estimate of the project with the Committee, adding that these are only approximate figures and that we would have more exact numbers when the bid is put out in January. However, the contractor did encourage the district to get the bid out sooner rather than later because they will get booked up quickly.
 - Mr. Berger reviewed the figures with a grand total of \$134,867 for all three sections of the potential paving project.
 - Then, Mr. McWilliams shared an update on the Elementary fence project. He shared that all of the posts were in the ground and that the contractor would be coming in the next day to put the fence in, with the hope of being finished soon.
 - Mr. Berger asked if there were any concerns with students having recess.
 - Mr. McWilliams answered that there was only a day or two where the recess was affected, but they are able to work around that.
 - Mr. McWilliams then shared an update on the water line leak issue. He explained that the maintenance team tried one last way to find the leak and were able to repair a spot that seems to be holding since that time.
 - The Committee commended the maintenance team on their work with this.
- ❖ District Office
 - Mr. McWilliams shared two quotes he received for a potential project to move the district office staff to the high school. He explained that this would include creating a wall to close off the hallway to the main part of the building. Additionally, he shared, the project would include a new unisex bathroom tied into the existing water line from the current bathrooms.
 - Mr. Berger asked for clarification if this was for a new bathroom and not a remodel of the existing one.
 - Mr. McWilliams confirmed that the quotes were for a new bathroom.
 - Mr. Rasmus commented that he had feedback from the High School Principal that it would not be an issue if the district chose to close the bathrooms from the hallway for students to make it a unisex bathroom from the existing one.
 - Mr. Berger said he was not interested in that plan.
 - Mrs. Mausteller asked if we want to consider a plan like that with upcoming gender concerns for bathrooms.

- Mr. Rasmus answered that he could speak to the solicitor to see if there may be a need for this in the future.
- Mrs. Mausteller commented that she would rather see this included in the current plan if we were going to move forward with it so that the project could be completed all at once.
- Mr. McWilliams explained that the Zartman quote was for a revamp of the existing bathrooms while the quote from Jim Spangenberg was for a new bathroom. He posed the suggestion that perhaps the Committee would want to make one existing bathroom into a unisex faculty bathroom that could be used if needed later for students.
 - The Committee agreed that this would be a good option for the bathrooms.
- Mr. Rasmus asked Mr. McWilliams about the movement of the glass wall from the library entrance.
 - Mr. McWilliams answered that the Zartman vendor does not work with glass so they included a subcontractor for that work. However, the preferred plan was to create an additional wall to close off the hallway from the main part of the building.
 - ◆ The Committee agreed that this was the safer option to keep an outer vestibule for visitors and guests.
- Mr. McWilliams communicated that he had not yet received the quote back for the district office ramp and would share it when received.
 - Mr. Berger asked Mr. McWilliams to also look into pricing for a possible demolition of the existing district office building.
 - Mrs. Myers commented that there may be some community members who may be interested in parts of the building for historical purposes.

ADJOURNMENT

The Committee adjourned the meeting at 7:50 pm.

Chelsea Rosenberger
Assistant Board Secretary