

FOX CHAPEL AREA SCHOOL AUTHORITY
Business Meeting Agenda – Staff Development Room
April 27, 2026 - 8:00 AM

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENT
- IV. BUSINESS ITEMS UPDATE
 - A. Hartwood Elementary HVAC Project
 - B. Fairview Elementary Window Replacement Project
 - C. High School Lighting & Tennis Court Replacement Projects
- V. ACTION ITEMS
 - A. Approval of Minutes:
 - Approval of the March 23, 2026 Business Meeting Minutes
 - B. Approval of April 27, 2026 Disbursements totaling: \$669,650.48
 - Fund 10: \$620,936.50
 - Fund 31: \$ 48,713.98
 - C. Solicitor's Report
- VI. OTHER BUSINESS
- VII. NEXT MEETING:
 - Monday, May 18, 2026 – 8:00 AM Staff Development Room
- VIII. EXECUTIVE SESSION
- VIII. ADJOURNMENT

Fox Chapel Area School Authority
Business Meeting Minutes
March 23, 2026

A meeting of the Fox Chapel Area School Authority was held in the Administrative Staff Development Room, on Monday, March 23, 2026. The meeting was called to order at 8:00 a.m.

Roll Call

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

Others present at the meeting were: David McCommons, Daniel Breitreutz, Ryan Manzer, Paul Giuffre, Ron Frank, Adam Goode, Ariel Zych (arrived at 8:05), Jon Thomas, Dan Macek, and Linda Casile.

Public Comments

There were no public comments.

Business Items Update

A. Hartwood Elementary School HVAC Project

Mr. Thomas reviewed a few outstanding equipment issues which are as follows: The PA System is still experiencing issues due to a short circuit, Right Electric and Dobil Laboratories are investigating. CS&E has repaired their internal issue with boiler 3 and repair work is scheduled to be completed on RTU-8 during spring break.

B. Fairview Elementary Window Project

Mr. Macek stated the project remains on schedule and there are no issues to report.

C. High School Stadium Site Lighting plan and Tennis Court Replacement Project

Mr. Breitreutz reported that he will be meeting this coming Wednesday with Ben Simpson from McKinley, and the contractor, VSH, in regard to the Tennis Court Replacement Project. With a start date on May 11th, with a completion date of mid-July.

Mr. Giuffre communicated GeoSport did not provide a schedule of values or breakdown of costs for the submitted change order for the High School Stadium Lighting Plan. Based on that, Mr. Giuffre's suggestion is that the district needs to established a new timeline and put the High School Stadium Site Lighting Plan out for a re-bid.

Action Items

A. Approval of Minutes

On a motion made by Mr. Fenton and seconded by Mr. Ranii, the regular business meeting minutes from February 23, 2026 were unanimously approved. All were in favor.

B. Approval of the March 23, 2026 Disbursements

On a motion made by Mr. Macklin and seconded by Mr. Fenton, the disbursements from Fund 10 and Fund 31 totaling \$14,138.00 were unanimously approved. All were in favor.

C. On motion by Mr. Fenton and seconded by Mr. Ranii, a recommendation was made to accept deduct change order HC-007. All were in favor.

D. Solicitor's Report

No report was given.

Other Business

No other business was reported.

Adjournment

On motion by Mr. Macklin, it was unanimously resolved to adjourn the meeting at 8:26 a.m. All were in favor.

Respectfully submitted,

Bob Saunders

Assistant Treasurer/Assistant Secretary

Fund 31 Disbursements for the period of 3/24/26 - 4/27/26

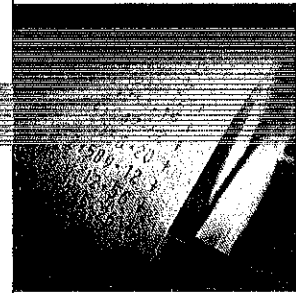
Vendor Name	Budget Unit	Budget Unit Title	Account Code	Account Title	Transaction Amount
CANZIAN/JOHNSTON & ASSOCIATES LLC	1046003501905000	CONSTR-FACILITY GRNT-FV	330	PROFESSIONAL SERVICES	\$721.87
CANZIAN/JOHNSTON & ASSOCIATES LLC	1046000001905000	CONSTRUC-FV	330	PROFESSIONAL SERVICES	\$240.63
MCKINLEY ARCHITECTURE & ENGINEERING	1046000003912550	CONSTR-HS-ATHLETICS	330	PROFESSIONAL SERVICES	\$3,000.00
MORET CONSTRUCTION CO, INC	1046003501905000	CONSTR-FACILITY GRNT-FV	450	CONSTRUCTION SERVICES	\$443,475.00
MORET CONSTRUCTION CO, INC	1046000001905000	CONSTRUC-FV	450	CONSTRUCTION SERVICES	\$147,825.00
MUNKITTRICK, INC	1046000001905000	CONSTRUC-FV	450	CONSTRUCTION SERVICES	\$24,400.00
PAUL J. GIUFFRE ESQ. LLC	1023500000000000	LEGAL SRV	330	PROFESSIONAL SERVICES	\$1,274.00
Total Disbursements					\$620,936.50

Fund 31 Disbursements for the period of 3/24/26 - 4/27/26

Vendor Name	Budget Unit	Budget Unit Title	Account Code	Account Title	Transaction Amount
RIGHT ELECTRIC, INC.	3146000001908000	CP-CONSTRUC-EL-HW	450	CONSTRUCTION SERVICES	\$48,713.98
Total Disbursements					\$48,713.98

BUDGET REPORT

HVAC Upgrades at Hartwood Elementary School
Fox Chapel Area School District



Project Budget Summary

Hard Costs	Original Contract Value	Change Orders Pending		Approved Chg Orders	Current Contract Value
		Ratification	Approval		
Prime Contractors					
General Construction	\$647,250.00	\$0.00	\$0.00	\$113,800.32	\$761,050.32
Plumbing Construction	\$75,200.00	\$0.00	\$0.00	\$21,913.72	\$97,113.72
HVAC Construction	\$4,520,000.00	\$0.00	\$0.00	\$238,797.44	\$4,758,797.44
Electrical Construction	\$1,875,300.00	\$0.00	\$0.00	\$34,259.34	\$1,909,559.34
Summary of Hard Cost	\$7,117,750.00	\$0.00	\$0.00	\$408,770.82	\$7,526,520.82
Basic Contingency	\$355,888.00	\$0.00	\$0.00	(\$408,770.82)	(\$52,882.82)
Summary of Hard Cost Plus Basic Contingency	\$7,473,638.00				

Summary of Prime Contractors' Applications for Payment

Application No: 04/01/26
 Application Date: 04/30/26
 Period From: 04/01/26
 Period To: 04/30/26
 Project No: 23003

Prime Contractors	A	B	C	D	E	F	G	H	I	J	K
	Original Contract Sum	Net Changes in the Work	Contract Sum to Date	Previous Work Completed	Work Completed This Period	Stored Materials (Not in D or I)	Total Completed and Stored to Date	Retainage Amount	Previous Payments	Current Payment (G-H)	Balance to Finish (C-G)
Allegheny Construction Group Inc.	647,250.00	113,800.32	761,050.32	761,050.32	-	-	761,050.32	-	761,050.32	-	-
Vrabel Plumbing Company, LLC	75,200.00	21,913.72	97,113.72	97,113.72	-	-	97,113.72	-	97,113.72	-	-
Wayne Crouse, Inc.	4,520,000.00	242,696.66	4,762,696.66	4,762,696.66	-	-	4,762,696.66	238,134.86	4,524,561.80	-	238,134.86
Right Electric, Inc.	1,875,300.00	34,259.34	1,909,559.34	1,908,559.34	1,000.00	-	1,909,559.34	-	1,860,845.36	48,713.98	-
TOTALS	7,117,750.00	412,670.04	7,530,420.04	7,529,420.04	1,000.00	-	7,530,420.04	238,134.86	7,243,571.20	48,713.98	238,134.86



Soft Costs

	Budget	Budget Adj Amts	Less Expended	Remaining Budget
Design Fees				
Architect's Fees	\$312,000.00	\$11,194.48	\$317,110.48	\$6,084.00
Architect Reimbursable Expenses	\$0.00	\$0.00	\$0.00	\$0.00
Total Design Fees	\$312,000.00	\$11,194.48	\$317,110.48	\$6,084.00
Construction Related Cost				
Building Permits and Approval Fees	\$15,694.00	\$50.00	\$15,744.00	\$0.00
Advertising	\$2,500.00	(\$2,500.00)	\$0.00	\$0.00
Construction Manager Fee	\$189,630.00	\$3,620.25	\$193,250.25	\$0.00
Blueprinting	\$2,500.00	(\$1,517.99)	\$982.01	\$0.00
Moving and Rentals	\$25,000.00	(\$23,742.16)	\$1,257.84	\$0.00
Miscellaneous Non-Budgeted Cost	\$25,000.00	(\$6,550.00)	\$15,875.88	\$2,574.12
Total Construction Related Cost	\$260,324.00	(\$30,639.90)	\$227,109.98	\$2,574.12
Summary Soft Cost	\$572,324.00	(\$19,445.42)	\$544,220.46	\$8,658.12
Additional Soft Cost Contingency	\$26,285.00	\$19,445.42	\$0.00	\$45,730.42
Summary of Soft Cost + Contingency	\$598,609.00	\$0.00	\$544,220.46	\$54,388.54

Total Project Value (Hard + Soft Cost) : \$8,072,247.00