

BOYERTOWN AREA SCHOOL DISTRICT
Boyertown, Pennsylvania
www.boyertownasd.org

Facilities Committee Meeting
Tuesday, April 12, 2016
Meeting Minutes

Mr. Elsier, Committee Chair, called the meeting to order at 6:00 p.m. in the Education Center Conference Room A.

Board members in attendance: Mr. Breece, Mr. Caso, Mrs. Dennin, Mr. Elsier, Mr. Landino, Mr. Lewis, Ms. Neiman, Mr. Stengle (by phone), Mrs. Usavage

Administration in attendance: Dr. Faidley, Dr. Miller, Mr. Szablowski, Mr. Grenewald

Members of the Public: 3

Everyone recited the Pledge of Allegiance to the Flag and observed a moment of silence.

Public Comment Period #1

There were no public comments

Approval of Minutes

Motion to approve the minutes from the committee meeting of 3/15/16 was made by Mrs. Usavage and second motion by Mr. Lewis. The minutes were adopted unanimously.

Discussion/Information/Old Business

Mr. Elsier turned the meeting over to Dr. Miller.

JHW Construction Management

The first item on the agenda was a follow-up to the JHW construction management interviews. At the last meeting we talked about the timeline and the process we would be going through. That process included a screening process of the proposals received from the RFP. The screening process resulted in three successful candidates that we brought in for interviews on Monday evening, April 4. Four members of the school board along with Dr. Miller, Mr. Szablowski, Mr. Grenewald and Mr. Galtere participated in the interviews. Dr. Miller introduced Dan Cicala from Fidevia who is the successful candidate from the interview process.

Mr. Cicala gave some background information on Fidevia and his expertise. He has spent his whole career in construction. His first project out of college was Abercombie & Fitch's flagship store in Trump Towers. He has a construction management degree from New York University and his juris doctorate degree from Pace University and is licensed in NY, NJ and PA as an attorney. He segued into construction management in Pennsylvania in 1999-2000. This came about when he heard that a local school district had some projects they were considering and they were looking for someone to handle the projects. Although a different firm was awarded the project, the school district's business manager contacted him in March 2003 because the project fell 11 months behind schedule and the prime contractors were requesting \$800,000 from the school district to finish on time. He was hired by the district to remedy the situation and they finished on time at no cost. This was the springboard for

Fidevia. Fidevia has managed over \$1.55 billion in Pennsylvania school construction since that time. Value wise, Fidevia prices based on what they think it will cost them to properly manage the project, not to the competition because they realize that at the end of the day it is taxpayer's dollars being spent. They don't charge for reimbursable expenses and never modify their fee.

Fidevia is a local company based in Lancaster County and they also have an office in New York City. They have done a lot of work in Lancaster County and since 2005 have done a lot of work in Berks County school districts including Fleetwood, Kutztown, Hamburg, Reading and the BCIU. In Montgomery County they have done work for the Methacton and Lower Merion school districts.

The name Fidevia means "trusted path" in Latin and at the end of the day trust is the foundation of any successful relationship. Fidevia strives very hard to earn their client's trust. They appreciate the opportunity to serve us and promise to deliver.

Mr. Cicala asked if there were any questions and Mr. Elsier invited the board members that attended the interview to make a brief comment. Mr. Breece commented on how he liked the name Fidevia. Mr. Caso stated that what he liked about the interview is Mr. Cicala's hands on, get it done approach. Mr. Elsier commented that aside from being a very good dollar bid, he was pleased to be able to meet members of the whole team including back office people. We really got to feel the culture of the team during the interview.

Dr. Miller shared that he did due diligence on the reference checks and they were all very positive. He took it a step further and not only did reference checks on the company itself but also checked references for the construction manager, James Miller. Dr. Miller was able to seek out a company that had James Miller as their construction manager and checked references on jobs he has done. Dr. Miller is very confident based on the information that he received from references.

Mrs. Usavage asked Mr. Cicala to briefly summarize the cost. There will be a full-time construction manager on site that is dedicated only to this project. There will be a construction administrator who is usually a paralegal and is spread out among several projects. Other members of the team will include an engineering component, the office manager who handles clearances, a safety and quality control person, and himself.

Mr. Elsier polled the board members to see if they were ready to move forward with Fidevia. All board members present were in favor of moving forward. However, Ms. Neiman and Mr. Stengle both stated they were still not 100% sure about the project.

Montgomery Avenue Roadway Improvements Bid

We are asking for approval to go out for bid for the expansion of the Montgomery Avenue project. This is part of the timeline that was discussed at the last facilities meeting.

Mr. Stengle asked if Colebrookdale Township will be picking up part of the cost of this project. Dr. Miller explained that there are 2 roadway projects. One of them is the expansion of Montgomery Avenue which is just below the Ed Center where we are tying in the new roadway that is coming through the high school. The other project is on Reading Avenue which involves putting in a traffic light and this is the one that we are working on with Colebrookdale Township to divide the cost. The Montgomery Avenue project will not be a shared cost.

Ms. Neiman asked if we have secured all of the land needed for the project and if we have paid everyone

for the land. Dr. Faidley stated that we have. Ms. Neiman asked what the cost was for the land. Dr. Miller indicated that he did not have the figure with him but that it went well and he will get the exact dollar figure and put it in this week's newsletter.

Mr. Elsier polled the board members as to whether we should move forward with the RFP. Mr. Breece, Mr. Caso, Mr. Elsier, Mr. Lewis, Mr. Stengle and Mrs. Usavage were in favor of moving forward with the RFP. Ms. Neiman was not in favor.

BASH Project Change Orders

Dr. Miller reviewed the financial page that was distributed at the last facilities meeting. It is important to have this information when making change order decisions. Key pieces of information are the two boxes at the bottom which contains the project contingency balances.

Dr. Miller discussed the BASH Change Order Update handout that was in tonight's packet. All of the change orders are on tonight's board agenda for approval/ratification.

The first item was discussed at the last meeting and we agreed to move forward with it. The 9th grade academy contingency balance reflects this additional expenditure.

The second item, the addition of upward sprinklers, was also discussed at the last meeting. The anticipated price tag was \$59,000 but the actual price came in at \$43,384.37 so that is good news.

The third item is new and is for lead paint removal in building A. The problem we are seeing with lead paint is that the general contractor was told by their insurance agency that they could not do hazardous material removal. This caused us to have to bid it out and get someone else to take care of it. We had Sargent Enterprises, the same company that handled the asbestos removal, remove the lead paint. Since the general contractor had already quoted us a price for the whole project which included lead paint removal and now we have to pay someone else to do it, the general contractor owes us back the \$14,377.06 cost of lead paint removal. We are putting through a change order to pay Sargent Enterprises but we will eventually see a deduct change order come through to get our money back. Dr. Miller anticipates that won't occur until we are winding the project down.

The fourth item deals with wall furring, wall coverings and additional marker board work. If you remember on our tour last month, we talked about putting conduit on the exterior parts of the wall and having some wires closed in with that. We found that the amount of patching that would be required was too much and it was better to tear the wall down, fur it out and put on new wall coverings. In the original bids, we did not anticipate keeping the old chalkboard trim. Now that we have made the decision to keep some of the nostalgic side, we have some additional cost to do reinstallation of the trim that was refinished. The cost for these change orders is \$18,015.84.

The final change order deals with Pagoda Electric. There are a number of pieces wrapped into this \$33,681.85 change order. One of them is fiber optics. Originally, we did not anticipate replacing the fiber optic cable. Fiber optics was an add-on to that building and was not necessarily done in the most appropriate way. Now that we have walls completely torn out we are looking to replace the fiber optics in a better way. We had to revise the electrical panel feeder. There was concern about an electrical panel being in a stairwell and depending on the code officer it may become an issue. It is better to relocate the panel and put it in a more accessible point where we won't have a chance of a code issue. There is also overtime work embedded in this change order that was due to demolition that had to take place on a weekend because power had to be shut down. There are also adjustments to wiring and additional circuits to the science rooms. Our current

science rooms have pull down electric and this isn't practical in the new rooms due to ceiling height. We need to add electrical floor boxes adjacent to the stations.

Mr. Stengle asked whether there was any savings on the white board trim since they would have been putting something around them anyway. Mr. Hartman explained that there was no trim in the original plan, that the whiteboards already have a frame. Mr. Stengle asked for further clarification. Dr. Miller stated that in the original project there was not as much marker board required based on the new designs with the trim. Additionally, we would have put up marker boards that did not require trim to be installed. So adding trim is an additional cost to us.

Mr. Breece asked what the original design was for the electric in the science room. Dr. Miller stated that the original design was to have the science lab stations around the exterior of the room. This has been modified to put the lab stations out in the middle of the room but this requires electricity where it can be accessed for the labs.

Mr. Elsier asked which change orders are reflected in the contingency balances. Dr. Miller stated that only the first change order is included in the 9th grade academy contingency balance. The other change orders will also come out of the 9th grade academy contingency.

Mr. Caso asked if the change orders being approved tonight are of the policy by which the administration gives ex post facto approval. Dr. Miller explained that the asbestos is a ratification. The Pagoda work is a mix because some of the work has already been done. Mr. Elsier stated that going forward some of it is the logistics of when it happens. We were able to bring some of these change orders forward before they happened because they came up at a time when we were having a facilities and a board meeting.

Mr. Elsier polled the board members as to whether we should move forward with having the board approve the change orders tonight. Mr. Breece, Mr. Caso, Mr. Elsier, Mr. Landino, Mr. Lewis, Mr. Stengle and Mrs. Usavage were in favor of moving forward. Ms. Neiman was not in favor.

Dr. Miller stated that we are not done with change orders in building A. They are dealing with cement and masonry work issues as well as some structural issues with beams.

As a component of the Plan Con process, once we went past \$300,000 of change orders, moving forward anytime we have change orders in excess of \$10,000 we have to submit Plan Con I. In order to do that, it will always appear as a board agenda item following the approval of the change orders that are causing Plan Con I.

Ms. Neiman asked who does the Plan Con I paperwork that has to go to the state and what is the cost to the district. Dr. Miller stated there is no cost and the paperwork is done between D'Huy and KCBA. Ms. Neiman asked if either one of them gets paid more for doing the paperwork. Mr. Hartman stated that they do not.

Mrs. Dennin asked if each individual change order over \$10,000 needs to be reported or if several change orders can be combined. Mr. Hartman stated that several changes can be reported at the same time.

Capital Projects 5 Year Plan

The 5 year Capital Projects Plan has been updated with the help of Mr. Grenewald. The Capital Projects Overview has several pieces of key information. There are 23 projects listed as high priority. High priority projects are ones that should be completed this year or early next year. Medium priority projects are ones that we should start to plan and budget for. Low priority projects are ones we need to be aware

of but that we don't have to budget for immediately.

4 of the 23 high priority projects are included in the JHW project. 3 others are already in progress, including the BASH stadium track repair which the board has already approved.

There are also 25 medium priority and 44 low priority items. 11 of the projects could be picked up in the JHW project since we are still developing the scope of that project. Mr. Caso asked if the JHW projects could wait that long. Dr. Miller stated that he discussed this with Mr. Grenewald and they could wait. Mr. Elsier noted that on the 5 year spreadsheet for JHW the projects are listed as high, medium or low priority and it also notes which will be or will possibly be included in the project.

Mr. Caso asked about the funding sources for the projects. Dr. Miller stated that we are not currently budgeting for capital projects. The capital projects fund is funded either through debt financing or operations. Mr. Szablowski stated that included in the 2016-2017 budget is a \$250,000 transfer to the capital projects fund. Mrs. Dennin asked for clarification on where the \$250,000 is being transferred from. Mr. Szablowski stated that it is being transferred from the general fund into the capital projects fund. Mr. Elsier explained that the finance committee has discussed doing transfers on a yearly basis moving forward so there are dedicated funds for capital projects and we would replenish it as it is used. This would help us not to incur debt to do projects in the future.

Ms. Neiman asked who is on the design committee for Jr. High West and deciding what needs to be done and what doesn't need to be done. Mr. Clough stated they are following the PowerPoint from June of last year when they were contracted to go forward with design development. They are taking the things shown in the PowerPoint as opportunities and showing what they are. Fidevia will now put costs on it and then the board will flush out the scope of the project. Dr. Miller stated that the plan is to start presenting this information and start identifying the scope at the next facilities meeting on May 24. Ms. Neiman asked how much we would have to pay Fidevia if we decide that we can't afford the Jr. High West projects. Dr. Miller stated we would pay Fidevia \$32,000.

Dr. Miller continued by talking about the GESA project. The GESA project will address at least 14 of the capital project repairs and maintenance items. The GESA projects projected cost is \$486,000. Between the Jr. High West and GESA projects we have a high potential to complete a number of items off the list.

We can celebrate the fact that over the course of the 2014-2015 and 2015-2016 school years, 14 projects have been completed so work has been going on.

The high priority items that would not be included in the Jr. High West and GESA projects are projects that will not happen unless we commit dollars to them. Total projected cost for the high priority items is \$439,000. Mr. Breece asked what determines ADA compliance on the BASH stadium project. Mr. Grenewald stated that there is nothing on the list that specifically deals with ADA or lack of ADA facilities at the BASH stadium. Dr. Faidley stated that anytime we do a major renovation to the stadium it will require us to make it compliant to the current ADA code. We could potentially put that dollar figure together for the board because there have been comments and requests made but it will be a significant amount of money. There is no code requirement for us to do this with the current projects on the list because we are grandfathered unless we do a major renovation.

Mrs. Usavage requested clarification on the total of \$439,000 for the 19 projects. Dr. Miller explained that the approval for the BASH stadium track repairs were already approved by the board. Mr. Elsier

stated that the costs will be brought to the finance committee on April 19.

Public Comment Period #2

There were no public comments

Board Member Comments

Mr. Elsier thanked the team for putting the information together for tonight's meeting and Dr. Miller thanked everyone for their time this evening.

Announcements

April 19, 2016 Finance Committee, Education Center Board Room, 6:00 p.m.

April 19, 2016 Curriculum Committee, Education Center Conference Room A, 7:00 p.m.

May 3, 2016 Curriculum Committee, Education Center Board Room, 6:00 p.m.

Mr. Elsier adjourned the meeting at 6:55 p.m.