

**BOYERTOWN AREA SCHOOL DISTRICT
FACILITIES COMMITTEE
JUNE 19, 2018
MEETING MINUTES**

The June 19, 2018, Facilities Committee meeting was convened at 6:30 PM by Mr. Lewis, Facilities Committee Chair, in the Education Center Board Room.

The following board members were in attendance:

Rodney Boyer, Clay Breece (6:50 PM – via telephone), Jill Dennin, Ruth Dierolf, Steven Elsier, Brandon Foose, David Lewis, Christine Neiman, Donna Usavage

Everyone participated in the Pledge of Allegiance to the United States of America and a moment of silence.

The minutes for the Facilities Committee meeting of May 29, 2018, were presented to the Board for approval. Motion moved by Mrs. Dennin, second by Mr. Elsier. Motion to accept the minutes of May 29, 2018, as presented, carries: Yea: Boyer, Dennin, Dierolf, Foose, Lewis, Neiman, Elsier, Usavage. Nay: None.

PRESENTATION/DISCUSSION

Memorial Stadium: Mr. William Gasper, Facilities Engineer, said a decision would need to be made for the June 26, 2018, board meeting on what the school district wants to do for a Clerk of the Works, Architect, and Engineers.

Mr. Gasper suggested splitting the project. The bleacher system as one project and the rest as another project. The advantage to splitting the project is all aspects of the bleacher system can be done by Stadium Solutions who is an approved vendor in Keystone Purchasing. This portion of the project would not fall under the general contractor and would save the school district money. For the rest of the project the engineering firm would work with the architect to do the design. The Board should look at hiring an engineering firm and architect who are familiar with the school district.

Mr. Gasper made the following recommendations: 1) Clerk of the Works – Fidevia, 2) Architect – KCBA Architects, and 3) Engineers – Barry Isett and Associates and Stadium Solutions.

Memorial Stadium – Questions/Answers/Comments

Question: At the Finance Committee meeting on June 5, 2018, Mr. Gasper stated he would be available to do the Clerk of the Works duties. What has changed as Fidevia is now being recommended?

Answer: Mr. Gasper stated he has determined he will have a lot of Capital Projects to oversee which will take up his time. Mr. Gasper said if the Board decides to have him do the clerk of the work duties he will find the time even though his time will be spread thin.

Question: Has KBCA had experience doing stadiums? Mr. Jay Clough, KCBA Architect, was in attendance.

Answer: Mr. Clough stated KCBA have done stadiums and there are several that are nearby to Boyertown.

Mr. Gasper stated he would like to have a representative from Stadium Solutions to attend a meeting to answer any questions from board members. Mr. Gasper stated Stadium Solutions would also be able to provide a list of grandstands they have done.

Question: Can the demolition could be done now and fence in the area?

Answer: Mr. Gasper said it is better for the general contractor to do the demolition. The general contractor would have the drawings and if the general contractor demolished something that should not have been then the general contractor is held responsible. If a different company other than the general contractor does the demolition and something was demolished in error then the general contractor can come back to the school district with a change order.

Question: What would be used if restrooms were not done at the same time as the bleachers?

Answer: Mr. Gasper said the possibilities are using port-a-potties or opening up the high school building. This would be determined by code requirements.

Question: What would be the difference between having Mr. Gasper as the Clerk of the Works versus hiring Fidevia?

Answer: Mr. Gasper stated that due to his other responsibilities in the school district he would only be onsite part-time and Fidevia would have a person onsite full-time.

Comments:

Several comments were made that Mr. Gasper had previously offered to be the Clerk of the Works. The school district should have Mr. Gasper do the Clerk of the Works duties. This would save the school district money as opposed to hiring Fidevia.

At the Finance Committee meeting on June 5, 2018, Mr. Gasper was to provide information to board members on the kind of bleachers at other school districts so board members could set up appointments with the other school districts to see their grandstands. Board members have not received any information. Mr. Gasper said he thought it would be best for the Board to first decide on the Architect and using Stadium Solutions (installer of bleachers). These firms could show the grandstands they have done which are nearby. Mr. Gasper was asked to provide the information that was requested previously.

The entire project should be looked at; however, at a minimum, it is prime to do the bleachers and restrooms at the same time.

Mr. Clough stated the school district may need to go through a land development process for Colebrookdale Township. It will be best for the school district not to do the demolition now. The school district should have a complete/master plan for everything to be done at the site and get the required approvals. There would not be a problem if the school district decided to do the work in stages as all the work would have already been approved.

A detailed list of what the school district envisions for the Memorial Stadium project needs to be compiled. The stakeholders should be involved to share what their visions are for Memorial Stadium. It would be helpful for Mr. Clough to provide cost figures for the stadiums they have done that the board members would be seeing.

More financial information needs to be provided so the Board can make decisions based on doing everything (bleachers/restrooms/press box/concession stand) at the same time versus doing in stages.

The original estimate of \$2,000,000 - \$2,500,000 given to replace Memorial Stadium was low. The board member believes the cost will be closer to \$3,000,000 - \$3,500,000. Board members need to get more accurate cost information on everything to make proper determinations.

The board members were queried and a majority of board members were in favor of having the Clerk of the Works, Architect, and Engineers on the June 26, 2018, board meeting agenda.

Montgomery Avenue: Mr. Jay Clough, KCBA Architects, shared that the general contractor contract has been extended due to the slow process of getting PennDOT approval. Due to the delayed timeline there are justifiable cost increases for the general contractor. Negotiations have been occurring with the general contractor. The general contractor does not want to start the project until the negotiations are complete and the school district wants the general contractor to start the project and continue with negotiations. The three areas being negotiated: 1) Fuel/Material/Labor increases, 2) PennDOT required changes, 3) Asphalt Costs. To keep the general contractor working during negotiations an AIA Document G714/CMa – 1992 Construction Change Directive (which is a legal document) is being done. The document has been not been signed by the general contractor as the general contractor is not in agreement. The document has been signed by D'Huy Engineering, Inc., Construction Manager, and Kelly, Clough, Bucher and Associates, Inc. (KCBA), Architect. The document needs to be approved by the Board and signed by a school district representative.

Monroe Avenue – Questions/Answers/Comments

Question: Is the Montgomery Avenue a separate project from the high school project?

Answer: Mr. Clough stated it is a separate project

Question: Is the Montgomery Avenue/Reading Avenue/ Henry Avenue Traffic Light a separate project?

Answer: Mr. Clough stated it is a separate project which is a Colebrookdale Township project.

Comment:

The Monroe Street Extension was done so that left and right turns could be made by school district buses from Monroe Street onto Montgomery Avenue. The Colebrookdale Township project enables the buses to make a left-hand turn from Monroe Street onto Montgomery Avenue. Until the Colebrookdale Township project is done the buses will not be able to make the left-hand turn. The school district is financing part of this project.

The board members were queried and a majority of board members were in favor of having the AIA Document G714/CMa – 1992 Construction Change Directive on the June 26, 2018, board meeting agenda.

Public Comment

Leonard Geary stated funding a stadium is not the best use of school district money as a stadium is a luxury item and an insurance liability to the school district. Mr. Geary said a better use of school district resources would be to enhance the security and the safety of the school buildings.

Committee Comment: None.

Announcements

June 26, 2018	Board of School Directors	Education Center Board Room	6:30 PM
June 26, 2018	Enrollment Committee Meeting	Education Center Board Room	Immediately Following Board Meeting
July 10, 2018	Policy Committee Meeting	Education Center Board Room	6:30 PM
July 17, 2018	Facilities Committee Meeting	Education Center Board Room	6:30 PM
July 17, 2018	Finance Committee Meeting	Education Center Board Room	8:00 PM
July 24, 2018	Board of School Directors	Education Center Board Room	6:30 PM
August 7, 2018	Policy Committee Meeting	Education Center Board Room	6:30 PM

BOYERTOWN AREA SCHOOL DISTRICT / FACILITIES COMMITTEE / JUNE 19, 2018 MEETING MINUTES

Mr. Lewis announced the board members would be going into executive session immediately following this committee meeting for a discussion on hiring a new superintendent.

There being no other business for consideration the meeting was adjourned at 7:41PM.