

**BOYERTOWN AREA SCHOOL DISTRICT
FACILITIES COMMITTEE
JANUARY 29, 2013
MINUTES**

The meeting was called to order by Mr. Crossley at 5:30 p.m. in the Education Center Board room.

Member Attendance: Mr. Crossley, Mrs. Dierolf, Mr. Elsier (5:35), Mrs. Hartford, Mr. Nichols, Mrs. Semmens, Mrs. Usavage

Administration: Mr. Scoboria, Dr. Amuso, Mr. Szablowski, Dr. Cooper, Mr. Grenewald

Public: 6

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

There was no public comment

The minutes from the committee meetings of 1/3/13 were approved

There was discussion about the Boyertown Area Senior High School Building Project. Specifically, the Committee discussed the use and plans for the old three story building reviewing the various cost estimates and options provided by EI Associates. There were questions about the options which included renovating the building for continued usage in the education process, which was quickly discounted as not the best solution for the future. Two options to separate the old building from the new one were discussed. The first would be the removal of the 1938 section of the building as proposed in the schematic design phase and the second was to leave the 1938 section and erect a firewall providing a complete separation between the two buildings. The costs of providing utility services separate from the new building were reviewed. The option of tearing down the old building was also discussed at some length. There were questions about the possible uses of the old building and possible buyers or renter of the structure. The idea to have the building appraised was suggested to determine its worth on the real estate market. Possible plans for the site if the building would be removed was discussed and the need for additional parking was suggested. Committee members requested the total number of proposed parking spaces would be added at the location. The committee asked for an administrative recommendation on the options and given the lack of interest expressed for the building's future use and

the added expense of maintain the property from becoming an eyesore; Administration recommended the demolition of the old three story structure.

Mr. Grenewald discussed the various options regarding the Heating Ventilation and Air Conditioning (HVAC) systems proposed for the building. Three systems were discussed: 4-pipe Air Handlers, a Variable Air volume (VAV) System and the use of Geo Thermal Heat Pumps. The cost of installation, annual utility costs, water treatment costs and annual maintenance expense for each system were reviewed. Mr. Grenewald explained his experience and concerns for each of the proposed systems and supported the use of the VAV System for the new high school.

Mr. Szablowski reviewed several options the District could use for the service of Construction Management. The District could choose to allow the architect to manage the project at an additional cost already determined at 2% of the project bid cost. Another option would be to search for professional construction management services through a Request for Proposal (RFP). The final option discussed was to utilize the same internal model as was used for the Junior High East renovation, where Mr. Grenewald served as the construction manager while other members of his staff operated the day to day operations of the District. There was discussion of the BASH Project size versus the JHE project and Administration suggested the need for professional construction management services. The discussion then moved to the possible scope of work needed from the professional firm. Administration will draft a RFP document for review by the Committee.

Mr. Szablowski introduced the idea of an Owner Controlled Insurance Program (OCIP) for the BASH Project. The committee approved having an insurance professional attend the next meeting to explain the concept.

Committee members expressed concern about the building drawings being available for public viewing on the website. With the heightened security concerns, the committee suggested removing the building layouts and posting a statement that the building renovation and construction plans were available at the education Center for review.

There was no public comment.

The meeting adjourned at 6:50 pm.