

**BOYERTOWN AREA SCHOOL DISTRICT**

**Boyertown, Pennsylvania**

[www.boyertownasd.org](http://www.boyertownasd.org)

**Facilities Committee Meeting**

**Tuesday, January 19, 2016**

**Meeting Minutes**

Mr. Elsier, Committee Chair, called the meeting to order at 6:00 pm in the Education Center Board Room.

Members attending: Mr. Breece, Mr. Caso, Mrs. Dennin, Mr. Elsier, Mr. Landino, Mr. Lewis (tele-conference), Ms. Neiman, Mr. Stengle (6:03), Mrs. Usavage (6:25)

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

Members of the Public: 13

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

**Public Comment**

Liz Theisen thanked the Board for the quick response to need to air condition the elementary schools. Mrs. Theisen shared information regarding the effect of heat on student learning and the temperatures in the building relative to outside the building. The heat issue has gone unaddressed for too long.

Carla Haydt and her son, Christopher, supported Mrs. Theisen comments and expressed the concerns of all parents about the students and the effect of the excessive heat in the classroom.

The minutes from the committee meeting of 11/17/15 were moved by Mrs. Dennin, seconded by Mr. Landino. The minutes were adopted unanimously.

Mr. Szablowski summarized the reason air-conditioning of the buildings was being considered, reviewing the excessive heat experienced at the beginning of this school year and the School Board's direction to administration to put a plan together to address the heat and improve the buildings' environment for students. Administration considered the most expeditious way to provide the air-conditioning in the building. The Guaranteed Energy Savings Act (GESA) was introduced to the Facilities Committee as a means to provide the solution. After several presentations about the use of GESA, the school Board authorized the District to advertise for proposals from Energy Solutions Companies (ESCOs) and contracted with Phil Mowry from PHM Associates to oversee the request for proposal (RFP) process. Mr. Mowry was present to review the RFP process and the results. CM3 Building Solutions submitted the only proposal, which Mr. Mowry explained was still competitive due to the fact that CM3 submitted the proposal assuming there were at least two other ESCOs considering a submission. CM3 representatives were present at the meeting. Mr. Mowry summary of the process and his recommendation were distributed to the Committee. Several other documents were distributed to the Committee detailing the various alternatives submitted in the proposal, including the proposed savings by installing LED lighting in eight (8) buildings in place of the T8 lighting that is currently installed, the addition of building automation controls at each building to better manage the heating and cooling operation in each building, and various building envelope improvements, such as added insulation. The documents are included with the minutes of this meeting. Mr. Mowry started by introducing the representatives from CM3. Mr. Mowry explained the alternates including energy savings measures in eight buildings and the projected savings over a

period of 20 years would save the District approximately \$5.7 million. The savings would fund the installation of air-conditioning at Gilbertsville and New Hanover-Upper Frederick Elementary Schools. Mr. Mowry explained the various cooling alternatives, specifically a 4-pipe system, a 2-pipe system, a DX system, and a VRF system and the costs and savings for each solution. All three alternatives meet the requirements of the GESA legislation. Mr. Mowry addressed several questions from the Committee. The possibilities of change orders was discussed. Mr. Mowry explained that the ESCO is responsible to deliver the proposed scope of work and there are no change orders allowed. Any change orders would be District directed by expanding the original scope of the work. The increased base line of utility usage as adjusted assuming the added utility usage for the new air-conditioning was explained by Mr. Mowry. The 3% escalator factor on utility costs used in the calculation of savings was discussed and was determined by the Department of Energy and Mr. Mowry's experience. There was discussion about the use of portable air-conditioning units in the classrooms. The timeline for the installation was discussed. The proposed project would be tentatively completed by August 2016. There was discussion about the proposed 20 year period for projected savings to fund the scope of work and the asset life. The plan for the remaining buildings that are not air-conditioned was discussed. The Committee was polled and 7 of the 9 members supported moving forward with the negotiations of a contract with CM3 Building Solutions to proceed with Alternate 2 as presented. This project would be funded by the Elementary HVAC Fund. There was discussion about alternative HVAC proposals that would include the use of window air-conditioning and/or portable units. There was concern about compliance with the ASHRAE fresh air requirements. Information regarding portable units will be distributed to the members in the weekly packet, when available.

Mr. Szablowski explained that because the JHW Construction Project cannot use GESA for the proposed improvements, the District will need to follow the PlanCon procedures for design and bid of the project. Jay Clough from KCBA Architects is under contract through the design development phase and the Committee was updated on the design at the Facilities Committee meeting in November. There was discussion at that meeting about the projected cost of the design. This evening, administration needs direction from the Committee for the appointment of a construction manager to represent the District for the JHW project and to begin the process of costing out the details of the KCBA designs. D'Huy Engineering is the construction manager for the BASH project. The Committee could recommend obtaining a proposal from D'Huy Engineering or possibly request proposals from other construction management firms. The JHW project under the PlanCon process would at the earliest be able to start the summer of 2017. There was discussion about pushing the project out further into the future. A majority of the Committee supports the advertisement for proposals for construction management services for the JHW renovation project. The authorization will appear on the next School Board meeting agenda.

Mr. Szablowski updated the committee on the status of the secure entrance at Washington Elementary. We are awaiting some parts necessary to complete the installation.

Mr. Szablowski shared the proposed timeline for the bidding of the proposed work to connect Monroe St to Montgomery Avenue and the widening of Montgomery Avenue. The timeline for advertisement of the bids, receipt of the bids, review of the bids and acceptance of the bids were communicated to the committee, as follows:

Bids Advertised	April 6
Bids Due to District	April 20
Board Approval	May 10
Work to Begin	June 2016

Public Comment Period #2

Liz Theisen spoke about air-conditioning and expressed her frustration with the committee discussion, which should have been addressed 20 years ago. The portable unit discussion doesn't make sense. She doesn't agree that only one room should be cooled. The entire building AC needs should be addressed.

Maureen Shetty, parent of GES students, talked about the effect of the heat on her children. Air-conditioning of the buildings is an urgent need. Student success depends on it.

Heather Bass-DeYoung appreciates the discussion on cost and the impact to taxpayers, but as a mother, the air-conditioning is a necessity.

Linda Curry talked about the proposed renovations at JHW and asked about the status of the 20-year Plan Con waiver. Mr. Szablowski responded by stating that the 20-year variance waiver was approved by the State.

Mr. Elsier announced the following meetings:

January 19, 2016	Finance Committee	Ed Center - Board Room	7:00 p.m.
January 26, 2016	School Board Meeting	Ed Center – Board Room	7:00 p.m.
February 9, 2016	Curriculum Committee	Ed Center – Conf. Room A	6:00 p.m.
February 9, 2016	Enrollment Review	Ed Center - Board Room	7:00 p.m.
February 16, 2016	Facilities Committee	Ed Center - Board Room	6:00 p.m.

The meeting was adjourned at 8:43 pm.