

BOYERTOWN AREA SCHOOL DISTRICT

Boyertown, Pennsylvania

www.boyertownasd.org

Facilities Committee Meeting

Tuesday, November 17, 2015

Meeting Minutes

Mr. Szablowski, Committee Administrative Liaison, called the meeting to order at 6:00 pm in the Education Center Board Room.

Members attending: Mr. Caso, Mrs. Dennin (via teleconference), Mr. Elsier (6:10), Mrs. Hartford, Mr. Landino, Ms. Neiman, Mr. Stengle, Mrs. Usavage (6:30)

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

Members of the Public: 11

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

Public Comment

Linda Curry inquired on the status of the building reports for Junior High West and the Elementary Schools.

The minutes from the committee meeting of 9/15/15 were presented. The minutes were moved by Mr. Landino, second by Mrs. Hartford. The minutes were adopted unanimously.

Mr. Szablowski announced that the 2015 General Obligation Bonds were sold at market November 17th and were well received with the actual interest rate coming in below projections.

Mr. Szablowski introduced the JHW and Elementary HVAC Project updates and introduced Mr. Phil Mowry. Mr. Mowry discussed his background and experience. Specifically, Mr. Mowry discussed his experience with Guaranteed Energy Savings projects. The Guaranteed Energy Saving Act (GESA) was reviewed and discussed. A copy of Mr. Mowry's GESA presentation is included with these minutes. Mr. Mowry discussed the process for requesting proposals, which is underway. The Request for Proposal (RFP) was advertised and a meeting with interested Energy Services Companies (ESCOs) was held today. At least three ESCOs are interested in working with Boyertown. The proposals were initially advertised to be due in late December but an addendum was issued to push the due date to early January. Mr. Mowry addressed questions from the committee. There was discussion regarding the funding for this project, and the Senior High School. There was discussion about the information provided through the proposal process and if the District will have an analysis of all options to make an informed decision. There was discussion on the useful life of the proposed systems. Mr. Mowry stated that the life cycle range is between 15 and 25 years. Given the maintenance process and history in the District, Mr. Mowry believes the life cycle would be on the higher end of the cycle. Mr. Szablowski shared information that the District received a memo from Fox Rothschild regarding the Guaranteed Energy Savings Law cautioning the District about various aspects of the law that need to be considered. There was discussion on how Mr. Mowry is compensated. Mr. Szablowski explained that Mr. Mowry's compensation proposal was distributed to the Committee and includes a fixed \$12,500 fee for the issuance of the RFP through the evaluation and recommendation of the proposals. If Mr. Mowry would be utilized to monitor the GESA project, he would be compensated 3.25% of the negotiated contract price of the final contract. A majority of the Committee members recommended Mr. Mowry's appointment at the proposed compensation be added to the next School Board agenda for approval.

Jay Clough, KCBA Architects, reviewed the status of the Junior High West Center Design Development. Mr. Clough recapped the history of the project dating back to June 2015. A copy of Mr. Clough's presentation is included with these minutes. Mr. Clough reviewed the scope of the project detailing the various proposed upgrades to the building in the renovation. Issues such as security and the renovation of the building office, selective classroom upgrades, ADA compliance issues, and the upgrade of mechanical, plumbing and electrical upgrades. An art room and all the science labs will be included in the upgrade. Special needs classrooms, specifically Life Skills, will be included through repurposing of classroom space across the hall from the office. Small group instruction areas will be added throughout the building where possible. Several ideas for conservation of space were presented. The addition of four new classrooms were proposed to be included in the renovation project. The space is required due to ADA issues and the added life skills program taking up existing classrooms. The classrooms are proposed for the back corner of the building and would be the most economical type of classrooms. There was discussion about the projected budget. Mr. Clough needs input from the Committee regarding the proposed scope as included in the presentation. There was discussion about costing out the current scope of work. Mr. Clough estimated the cost would be more than the estimated \$15 million but less than the full building renovation costed out at \$22 million. The cost and the need for additional space were discussed. Mr. Galtere addressed the Committee about the need for renovation of the building and the need for space, especially the special needs of the students. There was discussion about the need for more small group instruction areas and the use of these spaces. There was discussion about the proposed 4 new rooms versus possibly 6 rooms. The middle school program of studies will assist in determining the space needs of the building and should be ready by spring. There was discussion about the timing of JHW design development and if it could be considered in the GESA project. The cost of the project as currently designed will need to be analyzed as it was agreed that the current design cannot be completed for \$15 million. There was discussion about the growth of the District and possible realignment of attendance areas and the impact on the student population at the middle schools. The need for a detailed cost estimate was discussed and the need for a professional, such as a construction manager, to provide this information.

Mr. Caso asked for a fee clarification from Mr. Mowry.

Public Comment Period #2

Liz Thiesen commented on the need for air-conditioning and the long and short term plans for cooling the schools.

Ruth Dierolf talked about the energy savings program and asked if the costs of additional utility costs due to the added air-conditioning is being accounted for. The timing for the hiring of Mr. Mowry was also questioned.

Linda Curry also asked about Mr. Mowry and his hiring. She questioned several slides in Mr. Mowry's presentation.

Heather Bass-DeYoung stated her support for the long-term plans but asked what the District's short-term plans are.

Mr. Elsier announced the following meetings:

November 24, 2015	Finance Committee	Ed Center – Conf. Room A	6:00 p.m.
November 24, 2015	Board of Directors	Ed Center - Board Room	7:00 p.m.
December 1, 2015	Curriculum Committee	Ed Center – Conf. Room A	6:00 p.m.
December 1, 2015	Board Reorganization	Ed Center – Board Room	7:00 p.m.
December 1, 2015	Enrollment Committee	Ed Center – Board Room	7:30 p.m.
December 8, 2015	Personnel Committee	Jr. High West – Library	6:00 p.m.
December 8, 2015	Board of Directors	Jr. High West – Cafeteria	7:00 p.m.

The meeting was adjourned at 8:54 p.m.