

BOYERTOWN AREA SCHOOL DISTRICT

Boyertown, Pennsylvania

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Facilities Committee Meeting

Tuesday, July 14, 2015

Meeting Minutes

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

Members attending: Mr. Caso, Dr. Christman (7:19), Mrs. Dennin, Mr. Elsier, Mrs. Hartford, Mr. Landino, Ms. Neiman, Mr. Stengle, Mrs. Usavage
Mrs. Hartford participated by teleconference.

Administration: Mr. Scoboria, Mr. Szablowski, Mr. Grenewald

Members of the Public: 4

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

No Public Comment.

The minutes from the committee meeting of 6/30/15 were moved by Mrs. Dennin, second by Mr. Landino. The minutes were adopted unanimously.

Mr. Szablowski began the discussion on the BASH Project Update. The June Project Update is available on the District website. John Hartman and Zach Zazo from D'Huy Engineering, Construction Manager, gave an update on the progress of the construction and renovations. There is a lot of activity as the summer progresses. The Sewer Project has been completed and is awaiting final inspection. The project is on schedule to have school start in late August. A Board member asked a question about the fire hydrant above the tennis courts. The hydrant will be addressed next summer. There was discussion on the Monroe St. extension. The Highway Occupancy Permit (HOP) was received for the construction entrance. The Montgomery St. renovation project was discussed with an update that the letters to Montgomery Ave. residents to obtain the PennDOT mandated right-of-way were sent this week and were expected back in August. There was a brief discussion on the Montgomery Ave., Reading Ave., Henry Ave. intersection project progress with Gilmore Associates engineering the project through Colebrookdale Township. The cost as originally estimated is in the range of \$800-\$900,000, which would be shared by Colebrookdale Township. There was discussion on the effect of the right of way on the residents' property deeds and assessed value. The assessment reduction would be minimal and the right of way is recorded against the deed but does not require a new deed. There was discussion on the various phases of the BASH Project including the bus loop and front entrance. There was a discussion on the budget for the various phases and major timetables within those phases. D'Huy explained the thought process and logic in completing certain parts of the project and the common sense in getting work done now while the access to the area is available. There was discussion on allowances built into the contract, addressing the cost of contractor overtime.

Mr. Szablowski explained the need to review several requested change orders. The change order amounts are not finalized but should be by the end of the week and ready for the Board agenda. John Hartman and Jay Clough from KCBA, project architect, reviewed the change orders. The first was for Pagoda Electric for data drops and power supplies in the Tech Ed Area. This was proposed due to the layout of the furniture. The first

change order affects 9 classrooms and 82 data drops. There was discussion on the hard wiring of internet connectivity versus using wireless. Another Pagoda Electric change order had to do with an electric panel only scheduled to be upgraded in Phase 2. The change order is net of the savings included in the relocation of the panel. The Committee recommended that the 2 change orders explained be included on the next Board agenda on July 21st.

Mr. Szablowski provided a brief update on the JHW Project 20 year waiver. An email was received from PDE complimenting the District on the 20 year waiver submission. PDE also requested the School Board approve a resolution officially requesting the 20-year waiver. There was discussion on the PlanCon reimbursement. The video produced to send to PDE was discussed regarding public access to the video and the fact that it might be a security issue. It was recommended that the video be pulled from public viewing access.

There was an update on the summer projects, specifically the new entrances at Washington, Pine Forge, and New Hanover-Upper Frederick.

The modular classroom at Gilbertsville Elementary was reviewed and pictures were shared with the committee.

Mr. Szablowski introduced the concept of a Guaranteed Energy Savings Act (GESA). This would be appropriate for the Junior High West Project. Mr. Szablowski introduced Damion Spahr and Richard Evans from Reynolds Construction who presented details of how the project works. A copy of the presentation is included with these minutes. The pros and cons of the GESA program were discussed. Reynolds explained the use of a Hybrid project where the PlanCon reimbursement is maximized and the remaining energy related construction be addressed under the GESA. The hybrid model offers the District the flexibility to choose what is included in the project to maintain the budget and negotiate the contracted energy savings work with preferred vendors. By limiting the amount of work under the PlanCon process, the number of prime contractors are minimized and the smaller scope of work allows more competition for the specified work. Several examples of school districts that used the Hybrid PlanCon/GESA method were reviewed. Highlights from the projects focused on the management of the budget, the accelerated schedule compared to the PlanCon process, and the post project support on the building operations. The fact that the GESA manager also acts as the construction manager and also reduces the cost of professional service fees in the design of the building. There was discussion about the PlanCon reimbursement and how to maximize the reimbursement through the Hybrid Program. There was discussion about the bidding of PlanCon versus the bidding under the GESA.

CM3 Building Solutions was introduced and John Hollister, Shannon Keim and Joseph Otto presented the GESA project concept from their firm's view. A copy of their presentation is included with these minutes. CM3 reviewed the process and the benefits of the GESA, including the ability to work with local contractors, dealing with a single prime for the energy portion of the project, the added control and the flexibility of choices in the project.

There was discussion on the next steps. The timeline for the project was discussed. The authorization to issue an RFP for an ESCO to perform a GESA at Junior High West was discussed. The Committee suggested having the ESCOs tour the building and provide an estimate of the JHW project in order to determine if an RFP would be issued. The results of the evaluation will be presented at the next Facilities committee.

The \$15 million budget for JHW was discussed with Jay Clough discussing some areas that may have been missed in determining the initial budget. The cost could possibly be more given the final scope of the project.

There were comments on the necessity of holding a Facilities committee meeting on August 11, 2015. The Committee decided to wait until September. Any BASH change orders can be presented at the August Board meeting without needing a Facilities Committee meeting.

Ruth Dierolf talked about the process for obtaining PennDot right of ways and the need for new deeds. The details of the GESA presentations were also discussed.

Linda Curry asked about the ESCO and how they pick the contractors that do the work. What is the cost?

Mr. Elsier announced the following upcoming meetings:

July 21, 2015	Policy Review Committee	Conference Room A	6:00 p.m.
July 21, 2015	School Board Meeting	Board Room	7:00 p.m.
August 18, 2015	Personnel Committee	Conference Room A	6:00 p.m.
August 18, 2015	School Board Meeting	Board Room	7:00 p.m.

The meeting was adjourned at 8:53 p.m.