

Quakertown Community School District

Board Facilities Committee Meeting
May 5, 2016 – 6:00 p.m.

MINUTES

Present were: Stephen Ripper, Chairperson, Paul Stepanoff, Bob Smith, Mitch Anderson, Doug Wimmer Zane Stauffer, Kelly Harper, Bob Riegel, Vicki Callan (CFSC), Josh Sinsel (CFSC), Stephanie Zajkowski (CFSC), George Moore, Norm Long

Update/Report on Water Testing for Lead –

Kelly Harper

Kelly reported on the testing conducted in every building to make sure lead levels are within acceptable limits. The reports are posted on the QCSD website. There are only three sources, all at Milford, that tested above the acceptable limit and those sources have been shut down. Several local businesses donated bottled water, which is being used on site in an abundance of caution. Committee members asked questions and discussed strategies going forward, including purging the water systems prior to the start of school.

High School Renovation Update –

George Moore, Norm Long

Norm Long reported on the status of the high school project (see handout.) George Moore presented the list of change orders for the Tech Ed, Art, and Dance Studio areas (see attached). The committee had a lengthy discussion about the costs associated with those changes. George will continue to refine the numbers where possible, although significant additional cost reductions are not anticipated. After discussion, the committee asked George to present the change orders to the full Board at the meeting on May 26, 2016 for consideration.

High School Fields – Next Steps

A handout was distributed showing the revised field layout plans for behind the Senior High School. This topic was discussed in detail at the March 3 Facilities Committee meeting. After discussion, the committee requested Liberty Engineering to proceed with providing estimated cost information so the project can proceed. As part of the senior high school renovation project, the fields need to be completed by August 2017, the end date for the overall project.

Facilities Master Plan Recommendation – Review Process

Nancianne Edwards and CFSC Representatives

Several members of the Community Facilities Study Committee were present to provide input to the Facilities Committee about how to thoroughly review the Master Plan recommendations. After

discussion, Mr. Ripper asked that the administration set up four meetings (Tuesdays – May 17, May 24, May 31, and June 7) at 6:00 p.m. at DSC for the Board Facilities Committee to review the plan with the Community Committee. The meetings will be advertised and open to the public and all Board members will be invited to attend.

Revised Capital Maintenance Items for 2016-17 Budget -

Kelly Harper, Nancianne Edwards

Kelly presented the revised list of planned capital projects for 2016-17 based on the revised budget. Priorities will be the Neidig Elementary School playground restoration, repair of the Pfaff geothermal well fields, and upgrades of all HVAC controls at Strayer Middle School. Pending outcome of the Board's review of the Facilities Master Plan, planning will begin for the following projects for 2017-18: Quakertown Elementary playground restoration, Richland restroom upgrades, Freshman Center parking lot restoration and bleacher replacement, and Trumbauersville Elementary School HVAC controls.

Analog Clocks

After additional discussion, the committee directed Kelly to put one analog clock in each designated location in the two buildings that have all digital clock systems. The analog clocks will not be connected to the network and will be battery operated. The estimated cost is \$2,000.

Information Items/Updates:

Nancianne reported on two items. The Phase III furniture order for the SHS will be split between the original style desk and the tripod style desk, in accordance with the teacher feedback received. Teachers using the tripod style desk will be consulted prior to the furniture order for the last phase of the project to get their feedback after using the new desks.

The Custodial RFP, including specific Performance Guarantees, is ready to be issued. A special meeting of the Facilities Committee may be needed to review submissions and interview finalists.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Nancianne Edwards

Assistant Superintendent

QUAKERTOWN COMMUNITY SCHOOL DISTRICT
Facilities Committee Meeting
May, 2016

Additions and Alterations to Quakertown Community High School

ART ROOM CHANGES

- G-083 Provide changes to Art Rooms F-123 and F-126 as indicated on Drawings: RA-168a - Revised Art F-123 Plans and Elevations, RA-168b - Revised Art Room F-123 Interior Elevations, RA-168c - Revised Art F-126 Plans and Elevations, RA-168d - Revised Art Room F-126 Interior Elevations, and RA-168e - Revised Exterior Elevation and Curtainwall Elevation, all revision dated 12/11/2015. \$ 16,360.03
- G-084 At Art F-126, Mech Cl. F-127, and Storage F-128: Delete the scheduled 2 3/4" hydraulic cement underlayment and resilient flooring and base. In existing art classroom remove existing resilient floor finish and +/- 2 1/2" concrete topping at kiln area, where existing wood floor system was previously replaced. Install wood sleepers and wood flooring at existing kiln area to match existing adjacent wood flooring system. Inspect existing wood floor at Art F-126, Mech Cl. F-127, and Storage F-128, and remove any damaged wood flooring. Provide new wood flooring system to match existing wood flooring and sand and refinish floor per Section 09 64 20 Wood Flooring. Provide vented cove base throughout. 29,866.35
- M-011 Provide changes to mechanical systems as indicated on Drawings RM-38 - Room F-123 Revisions, Reference Drawing M-113, and RM-39 - Room F-126 Revisions, Reference Drawing M-113, both dated 12/11/2015. 6,230.00
- E-045 Provide changes to power, technology, and lighting as indicated on Drawings RE-84 - Art Room Revisions, Reference Drawing EP-113, RE-85 - Art Room Revisions, Reference Drawing EP-113, RE-86 - Art Room Revisions, Reference Drawing E-200, RE-87 - Art Room Revisions, Reference Drawing ET-113, RE-88 - Art Room Revisions, Reference Drawing ET-113, RE-89 - Room I-133 Revisions, Reference Drawing E-301, RE-90 - Art Room Revisions, Reference Drawing EL-113, and RE-91 - Art Room Revisions, Reference Drawing EP-113, all dated 12/11/2015. 549.00

Subtotal for Art Room Changes \$ 53,005.38

CHANGES FOR DANCE STUDIO

- G-085 Provide structural steel frames for RTU E1-1 and RTU E1-2 as per "Typical Roof Frame at Mechanical Unit Detail" sim. on Drawing S-202, dated 12/21/2012. Steel angles at roof frame and duct penetrations shall extend upwards to allow duct installation tight to deck, and provide six (6) penetrations through existing steel beams, as detailed at "Typical Beam Penetration Detail" on Drawing S-203, dated 12/21/2012. Location, size, and elevation of penetrations to be determined in the field. The Dance Studio shall be turned over to the District by 12/01/2016. \$ 33,825.00
- G-086 Provide changes as indicated on the Drawing RA-172 - Revised Plans, Interior Elev's, & Details - Unit "E" / Unit "F" Dance E-113 Plans & Elevations, dated 4/13/2016 (24x36). Include in the work removal of the existing wood floor system. Provide sprung sheet vinyl dance floor system as indicated on RA-172 as Option 1. The Dance Studio shall be turned over to the District by 12/01/2016. 308,202.13
- M-012 Provide changes to mechanical systems as indicated on the Drawing RM-40 - Dance E-113 Revisions Reference Drawings M-112 & M-113, dated 3/31/2016. Remove and/or modify openings in existing concrete deck for supply and return duct penetrations through deck. Steel frames at openings will be by GC. Provide Kindorff and/or Unistrut as required to support mechanical systems. Reference Drawing RA-172 Revised Plans, Interior Elevations, & Details - Unit "E"/Unit "F" Dance E-113, dated 4/13/2016 to coordinate. Endeavor to maintain minimum clear height of 10'-3" to bottom of rectangular ductwork over instructional space. The Dance Studio shall be turned over to the District by 12/01/2016. 54,404.00
- E-046 Provide changes to power, technology, and lighting as indicated on Drawings RE-92 - Dance E-113 Revisions, Reference Drawings EP-112 & EP-113, RE-93 - Dance E-113 Revisions, Reference Drawings EL-112 & EL-113, RE-94 - Dance E-113 Revisions, Reference Drawings ET-112 & ET-113, RE-95 - Dance E-113 Revisions, Reference Drawings E-301 & E-303, all dated 03/31/2016. Reference Drawing RA-172 Revised Plans, Interior Elevations, & Details - Unit "E"/Unit "F" Dance E-113, dated 4/13/2016 to coordinate. Provide sound system, including installation and all wiring as per High School Sound System Product Data, dated 1/14/2016. Provide Kindorff and/or Unistrut as required to support systems. At all electric panels to be removed patch concrete block partition to match existing adjacent finish. Provide Type B4 lighting fixtures. The Dance Studio shall be turned over to the District by 12/01/2016. 7,768.00

Subtotal for Changes for the Dance Studio

\$404,199.13

TECH ED CHANGES

- G-087 Provide changes as indicated on Drawings RA-173a - Unit "F" Revised Plans & Section, RA-173b - Unit "F" Revised Plans & Section, RA-173c Unit "F" Revised Interior Elevations & Schedules, RA-173d Unit "F" Revised Ext. Elevations & Sections, all dated 3/31/2016, and RS-104 - Unit "F" Partial First Floor Framing Plan & Sections, dated 2/20/2016. Include the provision of twelve (12) penetrations in existing and/or new steel beams as detailed at "Typical Beam Penetration Detail" on Drawing S-203, dated 12/21/2012. Location, size, and elevation of holes to be determined in the field after coordination with respective Contractors. 208,525.49
- P-041 Provide changes to plumbing, sanitary, and fire protection systems as indicated on Drawings RP-52 - T.E. Engineering - Unit F Revisions, Reference Drawing PS-113 and RFP-4 - T.E. Engineering - Unit F Revisions, Reference Drawing FP-113, both dated 3/31/2016. Remove existing plumbing systems at instructors desk. Provide Kindorff and/or Unistrut as required to support plumbing systems. Remove existing floor slab between column line F9 and F8 at Entry F-005 as required for gas service to be installed under slab. Patch and repair slab to original condition at completion of gas installation. At Entry F-005 remove existing floor slab as required for new floor drain, sanitary piping and vent to serve condensate from HHP(v) FB-1 by MC. Patch and repair slab to original condition at completion of floor drain and piping installation. At Storage F-004 remove existing floor slab as required for new floor drain, sanitary piping and vent to serve condensate from air compressor and air compressor dryer supplied by Distirct. Plumbing installation of air compressor and air dryer by PC Patch and repair slab to original condition at completion of floor drain and piping installation. Provide two (2) bollards as required for gas meter protection. Coordinate location with Architect. 69,893.00
- M-013 Provide changes to mechanical systems as indicated on Drawing RM-41 - T.E. Engineering - Unit F Revisions, Reference Drawing M-113, dated 3/31/2016. In addition to the changes indicated on the revised drawings, remove existing spray booth, fan, and ducts associated with the spray booth at Printer/Plotter F-108, remove existing metal-working hood, fan, and ducts at T.E. Engineering F-104, north-west corner; and, provide Kindorff

and/or Unistrut as required to support mechanical systems.
Coordinate disconnects with other respective contractors
MC shall patch all resulting holes and penetrations associated
with removal of mechanical work.

105,626.00

E-047 Provide changes to power, technology, and lighting as indicated on Drawings RE-96 - T.E. Engineering - Unit F Revisions, Reference Drawings EL-105, EP-105, EL-113, EP-113, & E-200, and RE-97 - T.E. Engineering - Unit F Revisions, Reference Drawings E-301 & E-301, both dated 3/15/2016. In addition to the changes indicated on the revised drawings, remove existing power, technology, and lighting wiring and fixtures at T.E. Engineering F-104, including the bus duct, and all fixtures and wiring at the existing instructor's raised platform; disconnect power to the existing spray booth in Printer/Plotter F-108; patch and/or repair concrete block at existing, to be removed, Panel 'ADBD' as required to match adjacent existing concrete block finish; and, provide Kindorff and/or Unistrut as required to support conduits and equipment. Vertical power and data drops to surface raceway shall be concealed in the existing/new wall construction. Provide two exit signs at Unit "F" Lower Level to be located where directed by Architect. Provide 150' of wiring to sound system speakers at instructional wall in T.E. Engineering F-104 and T.E. Computer F-109. Sound system and speakers by District. Provide power and electrical installation for air compressor and compressed air dryer in Storage F-004. Equipment by District. Provide four (4) additional duplex receptacles at T.E. Computer F-109 to be located as directed by Architect.

93,248.00

Subtotal for Tech Ed Changes

477,292.49

TOTAL OF CHANGE ORDERS

\$934,497.00

NARRATIVE OF CHANGE ORDERS

2016-2017 Capital Projects

Based on *The Schrader Group poor list*

Building	Project	Estimated Costs
Neidig ES	Playground Restoration	\$239,000.00
Pfaff ES	Geothermal well field repairs	\$20,000.00
Strayer MS	Upgrade ALL HVAC controls	\$475,000.00
Subtotal		\$734,000.00
Contingency 20%		\$146,800.00
Total		\$880,800.00

Projects Deferred to 2017-2018

Building	Project	Estimated Costs
Quakertown ES	Playground Restoration	\$300,000.00
Richland ES	Upgrade OLD Restrooms including ADA requirements	\$165,000.00
Freshman Center	Parking lot Restoration Replace Wooden bleacher	\$430,000.00 \$61,875.00
Trumbauersville ES	Upgrade ALL HVAC controls	\$113,000.00
Subtotal		\$1,069,875.00
Contingency 20%		\$213,975.00
Total		\$1,283,850.00



Additions and Alterations to: Quakertown Community High School Quakertown Community School District

CONSTRUCTION: WORK COMPLETED TO DATE



Project meetings were held with the contractors on April 1, 2016, April 15, 2016 and April 29, 2016. The meetings were held at the project trailer behind the High School.

Continuing to review Contractor work and providing support to the Architect. Attended scheduled End User Meetings. Attached a coordination meeting with the Contractors and the Abatement Contractor for planning of the Phase 4 work.

The General Contractor continues to hold weekly coordination meetings at the project trailer.

The following major materials were received at the job site:
Casework for 1st Floor
Fume hoods

The General Contractor performed the following work:

- Misc punch list items-ongoing
- Install sound sealant at rated walls
- Completed drywall install D106
- Tile Unit I - 1st Floor corridor/I3 stairwell
- Primary bead caulking and interior caulk
- Installation of rain screen
- Acoustical tile Unit I - 2nd Floor
- VCT install Unit I - 1st Floor
- Science casework/countertop install Unit I - 2nd Floor
- Terrazzo flooring Unit I - 1st Floor
- Install of marker boards/tack boards
- Install solid surfacing sills
- Install of I south canopy roof

Plumbing Contractor performed the following:

- Installing fixtures and devices
- Terminating low voltage system
- Installed backbone cabling
- Installed pre-action for elevator equipment room

HVAC Contractor performed the following:





Instructional Planning Center (IPC)

**CONSTRUCTION:
WORK COMPLETED TO DATE (CONT'D.)**

- Continue coordination with GC, EC & PC
- Continued Daily Clean-up
- Received – Area I Dryer Booster Fan
- Misc. Wall Patching
- Rough In Electric Wall Heaters

The Electrical Contractor performed the following:
Installing fixtures and devices
Terminating low voltage system
Installed backbone cabling

The Balancing Contractor:
Continues to perform air and water balancing.
Supporting Commissioning activities

Abatement Contactor:
Next planned activity is in the Phase 3B and 4



Unit I Ramp at Stairwell



Second Floor—Unit I Corridor



Second Floor Unit I Classroom



Second Floor Restroom

WORK TO COMPLETE NEXT 30 DAYS

General Contractor

- Continue with work listed above
- Completion of storm sewer south parking lot
- Completion of boiler stacks upon conclusion of heating season
- Hang doors Unit I - 1st Floor
- Elevator modernization week of 5/2
- Install of plastic laminate casework UNIT I - 1st Floor
- Install of corridor benches .



First Floor Plumbing

Plumbing Contractor:

- Complete casework connections UNIT I - 2nd Floor
- Start casework connections UNIT I - 1st Floor

HVAC Contractor:

- Begin HVAC Equipment Start Up
- Install Area I Dryer Booster Fan
- Fume Hood Final Connections
- Begin Boiler Room Demolition



Second Floor Lab

Electrical Contractor:

- Continue:
- Installing fixtures and devices
- Terminating low voltage system
- Installed backbone cabling

DECISIONS REQUIRED

None at present.

CRITICAL ISSUES

None at present.

First Floor Classroom





1st Floor IT Room

MAJOR SCHEDULE EVENTS

Phase 3A—Major Rooms Completion August 14, 2016

First Floor Unit I

- Conference Room
- 1 Special Ed Room
- Locker Lobby
- 1 Computer Room
- 6 Classrooms
- 2 FCS Classrooms
- Restrooms

Second Floor

- 5 Science Labs
- 4 Science Classrooms
- 1 Faculty Room
- Restrooms



2nd Floor Science Prep Room



1st Floor Electrical Room



**Exterior—Near
Upper Gym Courtyard**



Exterior Entrance