

Quakertown Community School District

Board Facilities Committee Meeting
October 6, 2016 - 6:00 p.m.

Minutes

In attendance: Mr. Ripper, Mr Stepanoff, Mr. Shermer, Ms. Edwards, Mr. Harper, Ms. Grazul, Mr. Long, Mr. Wimmer, Mr. Riegel, Mr. Jones, Mr. Rice

DISCUSSION ITEMS:

Architect of Record - Bob Riegel

Review RFQ Results

Mr. Riegel presented a matrix summary of the RFQ results for the three firms that responded. Committee members will review the documents and advise the Administration of next steps. Since it is important to keep things moving forward, the committee members will let the Administration know as soon as possible if they would like one or more firms invited to present or be interviewed at the November 3 Facilities Committee meeting.

Capital Project Update for Summer 2017- Boucher and James

Review list (FC Parking lot, FC bleachers, RES restrooms, TES Controls)

DISCUSSION - Use of Architect for RES

Mr. Jones introduced himself and his associate Mr. Rice. They are happy to be working with QCSD. He reviewed the projects that were discussed with Mr. Harper a few weeks ago, including FC parking lots, FC bleachers and RES restrooms. He questioned who should be used as an Architectural firm for the RES restroom work. He noted that all internal work typically needs an architect involved. The committee presented concerns with overall site drainage that involved the FC parking lot work and the SHS rear sports field work. The committee members directed the Administration to coordinate engineering activities between Liberty engineering(sports fields) and B&J (engineer of record - FC parking lots) to ensure the overall drainage issues are coordinated. The committee members directed the Administration to utilize the Architect of record, once selected, for the RES restroom project.

High School Building Plaque - Kelly Harper

Review proposed plaque

Mr. Harper provided a design concept for the SHS building plaque for comment and review. Mr. Riegel noted that his name was misspelled. Mr. Wimmer noted that the year should be 2017. Mr. Stepanoff suggested that Ms. Edwards be included due to her involvement in the project. The committee members agreed with the comments and directed the Administration to Present a final design next month for approval.

Haycock ES Disposition - Kelly Harper

Township to take possession or Demolition scheduling?

Mr. Harper reported that the township is interested in acquiring the parcel "as is". The committee discussed some pros and cons of keeping this building. Mr. Stepanoff and Mr. Shermer were in favor of donating the property back to the township "as is". Mr. Ripper was not in favor due to the financial burden to be born by the township. The committee will recommend a Legal motion to be prepared by Mr. Garton. If approved by the Haycock township, the board will need legal documents for transfer. This will be a topic for board discussion at their next meeting.

District-wide Sidewalks - Kelly Harper

Scope and estimated costs

Mr. Harper presented a spreadsheet with district-wide sidewalk and curbing replacement needs. This was developed due to a recent injury of a resident on our 8th Street sidewalk and subsequent citation from the borough of Quakertown. The spreadsheet was developed as a proactive measure to begin planning to address sidewalks and curbs on QCSD property that present a safety issue. This led to a discussion regarding a change order request by Skepton construction in the amount of \$18,000. Due to a quakertown borough code change in 2013, road openings and specific construction guidelines are now required for all curbs and sidewalks. If the \$18,000 change order would be approved, Skepton would do all the remaining sidewalk and curb work on Park Avenue and surrounding 5th, 7th and 8th streets as defined in their contract documents. This work was scheduled to be done during the summer of 2017. The committee members recommended to present this \$18,000 change order to the board.

HIGH SCHOOL RENOVATION UPDATE:

Architect Report - Janet Grazul (TAS)

Change orders

Ms. Grazul presented a list of change orders for review. Questions were asked about delays in the project. Mr. Long and Ms. Grazul stated that the asbestos abatement contractor was the primary reason for delays. A ten week delay was noted, due to this contractor. Mr. Shermer asked about their response time and suggested that the issues be escalated to Dr. Harner if the delay extends beyond 48 hours. He stated that 24 hours would be a reasonable time frame for a response from this contractor. Discussions regarding the dance studio and Tech. Ed rooms about the current request for timeline extensions occurred. It was determined that the delay would not severely impact curriculum. February 17, 2016 is the estimated occupied date for these spaces. The change order list review continued. Several change orders were tabled due to questions that couldn't be answered. Several change orders were noted as already completed. (E-051 - E-055) The committee was displeased with the lack of following the proper approval process. All unapproved and completed COs were tabled until the next meeting to find out why the process was not followed. The committee will recommend CO - E-056 for additional power as defined by the end user's meetings. Several change orders for mechanical work were reviewed. More unapproved and completed COs were presented. Two COs required more information and need to be researched by TAS for the next meeting. TAS will re-submit the change order list with the recommended change orders only.

Ms. Grazul reviewed the updated costs for the Connecting corridor. The costs were reduced by \$35K and are expecting completion by 8/14/16.

Ms. Grazul reviewed a document on the percentage of change orders and distribution.

Ms. Grazul reviewed a request for an auditorium acoustics measurements quote. The committee will review this at the SB meeting.

Ms. Grazul reviewed the SHS rear sports field progress = 25% design completed. She also suggested an educational session with the sports field consultant (Architerra - Dave Horn) He can come to the next meeting for a synthetic turf education. Learn what's new and the options available.

Ms. Grazul talked about a Scope needed for restroom/storage/concession - the committee's direction is to "stub up" utilities and do the electric as projects "in-house" to save money.

Ms. Grazul reviewed a list of outstanding SHS items missing from last phase. (various items)

The committee members directed the Administration to notify Dr. Harner if the asbestos consultant does not respond within 48 hours. They also requested Ron Schwebel (asbestos abatement consultant) attend the next board facilities committee meeting for discussions.

The committee directed TAS to provide a letter regarding who approved the change orders that were completed without SB approval.

The committee directed TAS to have the contractors focus on the Tech Ed areas, rather than the dance studio for an early turnover.

Renovation Progress Update - Norm Long (Turner)

Mr. Long reviewed his monthly report. He noted that he generates a bi-weekly report on contractor delays and works with TAS to review the project timeline on the same bi-weekly basis. All delays will be communicated to the QCSD administrators in a timely fashion.

INFORMATION/OTHER ITEMS:

PEMA Winter Storm Reimbursement- Kelly Harper

Update

Mr. Harper reported that the final approval has been granted. We expect to receive \$29,781 in relief.

District Services Center Flag- Kelly Harper

Update

Mr. Harper reported that this project was completed. The damaged island was removed and new flag pole and lights are in place.

SMS Track Sinkhole

Mr. Harper reported that they found a disconnected sub-surface drainage pipe that caused erosion and the eventual sinkhole (16" diameter). The repairs are expected to be completed by the end of next week.

Other - TBD

The committee members directed the Administration to Invite Cold Storage to discuss their LERTA arrangement at the next meeting.