



New Hope-Solebury School District

Facilities Committee Meeting Minutes

April 19, 2017, 6:00 pm

Upper Elementary School Room 105

Attendance

- **School Board** – John Capriotti, Mark Cowell
- **Administration** – Dave Hansel, Dr. Gianni
- **Committee Members** –Jonathan Adar, John Singer, Dudley Rice, Stan Marcus
- **Public** –Kevin Godshall (GKO Architects), Chris Haller (D'HUY Engineering), William Hambly (D'HUY Engineering), Phil Mowery (PHM Associates), Joe Cordley (Roofing Resources)

The meeting was called to order by John Capriotti at 6:05 pm.

Mr. Capriotti asked the committee to approve the minutes from the March 9, 2017 facilities committee meeting. Minutes were approved by committee.

Old Business

- Mr. Capriotti discussed the proposed Mission Statement.
 - Mr. Adar stated that he has reviewed the document and it has well defined principals and lays out in a clear and concise way the role of the committee.
 - John Singer commented that some items on the Mission Statement may not be valid. His example was a “City/County population data and growth projections”.
 - Mr. Capriotti explained that previous school boards have had that data provided to them.
 - Dr. Gianni explained that he will be working with a demographer to do a study in the near future.
 - Mr. Adar explained that 2 previous school boards had that information provided to them.
 - The Committee approved the Mission Statement.

New Business

Project update:

- Kevin Godshall presented a power point on images of the finished product of Phase 1 and Middle School addition of the project. Both interior and exterior pictures were shown and discussions were held.
 - Mr. Adar asked about windows in the new connector corridor.
 - Mapping of finish colors and floor tile patterns was discussed.
 - Mr. Godshall noted that the district's art work that is now stored off site is being shown as reproductions that will hang in the new High School lobby. He also explained that there is wood paneling in the lobby to match the existing paneling in other lobbies in the High School.
 - Mr. Singer noted that on the site plan, the back access road was shown on the plan. Mr. Godshall apologized for this mistake and that it will be removed from the plan before it is posted on our web site.

- William Hambly and Chris Haller from D'HUY Engineering provided and presented to the committee, the most updated construction project status and information which included a color coded phasing plan and images of the various work areas and the work in progress of each of the areas. Mr. Hambly discussed the following work areas in detail:
 - **Area D (Middle School and Auxiliary Gyms)**
 - **Area A (Renovations and Connecting Link Addition)**
 - **Area F (Middle School Secure Entrance, Office Addition and Enclosed Walkway).**
 - **Area A-B (New Fitness Center, High School Administration Offices and Entrance).**

- Mr. Adar stated that he disagreed that the schedule that Mr. Rivera set for moving staff into the new spaces of Phase 1. He thought the schedule was unrealistic and not enough time was allocated for this to happen but he could be proved wrong.

- Mr. Adar asked for a detailed Gantt chart showing detailed construction activities for where things should be, where it is now, and how it would be brought back into line with the schedule.
 - Mr. Haller explained that the GC is responsible for providing a critical path schedule and Gantt Chart and that this was just received by his office. The other prime contractors are now reviewing the schedule and will provide feedback then D'Huy will make a final review before sending the schedule to Mr. Hansel and the Facilities Committee.
 - Mr. Capriotti made comments on the software program being used as it looks like an Excel spreadsheet

- Mr. Haller explained that the GC is using Microsoft Project which will produce the Gantt chart being requested.
- Mr. Capriotti stated that as far back as January, the committee was looking for the Microsoft chart and that color coding doesn't make sense rather a bar chart that shows start date, end date, projected end date, and final completion date. If there are colors on the chart, green would be on schedule, potential issues in yellow, delays would be in red. D'Huy is to stop submitting the current format and move to the Microsoft format.
- Mr. Adar commented on how to avert the time delay in yellow, and how do you minimize the delays in red.
- Mr. Haller indicated that he understands the wishes of the committee to have the Gantt chart in place by the May meeting.
- Mr. Hambly continued to discuss the current Phasing Plan and that Phase 1 will be turned over to the district on June 29, 2017. Phase 1 should have ended April 10, 2017 and that the delay will now have an effect on the start date of Phase 2.
- Mr. Adar asked about the delay in completing Phase 1 and what effect that will have on the start of Phase 2.
- Mr. Haller explained that we need to finish the connecting corridor in Phase 1 before they can remove the senior corridor for Phase 2.
- Mr. Adar asked if there was any way to route the students outside the building so that Phase 2 could start on time. He asked that the project team think outside the box and determine if there are other ways to provide student circulation.
- Mr. Capriotti charged the project team to explore any and all ways to improve upon the schedule without having to pay any additional monies. He also asked if any of these delays are costing the district additional money. Mr. Haller explained that the contractors can ask for additional time but not additional money. Mr. Capriotti stated that if it comes to a point where the contractors ask for additional money, then all the delays will be looked at in fine detail.
- Mr. Adar asked what happened from last month to this month to cause delays. Mr. Haller explained that delivery dates for mechanical equipment for class rooms will be in May which we did not know this last month. Additionally, problems have occurred with the old cinder block walls and their ability to accept new paint finishes due to existing windows leaking. Steps have been taken to correct all of these issues. Delays in the high school office addition were caused by a great amount of underground utilities that were uncovered. As these conditions were found, steps were needed to reroute them before work could progress.
- Mr. Haller stated that the project continues to be on target for completion in August 2018.
- Mr. Capriotti stated that he is concerned that the date of graduation is getting close and every step is taken to insure that the ceremony comes off without issues and that alternate plans have been explored. Mr. Hambly explained that the mechanical contractor has already received

2 quotes for supplying air conditioner units that can be used to cool the High School gym if the ceremony is held indoors. Mr. Capriotti directed Mr. Hansel to make an agenda item for the May meeting that will address graduation plans.

- Dr. Yanni spoke about the expectations for graduation the ceremony and his plan to bring together all the stakeholders to plan the event. He stated that he has been patient with the delays but we cannot continue to be patient and we need to move this project along.

GESA and Roofing Resources presentations

- Joe Cordley from Roofing Resources gave an overview of his company and described how they perform roof evaluations and investigations, building envelope weatherproofing, design and maintenance services and thermo imaging.
 - Mr. Capriotti explained that we are looking for ways to extend the present warranties and identify any potential major costs to the district for the next 10 years but it is not limited to roofs. We should be taking a comprehensive look at all systems such as HVAC, electrical, plumbing, mechanical and structural to name a few so that we know what is around the corner so plans could be made.
 - Mr. Cordley continued to discuss the services that they can provide and how they can be of help to the district in that long range planning.
 - Mr. Adar commented on his understanding of the services they provide and the costs associated with it.
 - Mr. Cowell asked Mr. Hansel if they cut holes in the roof for patching, will that void the warranty. Mr. Hansel responded that no, they will use the manufacturers product to restore the roof to the original condition so that the warranty remains intact.
 - Mr. Adar asked what the track record is of Roofing Resources in helping their clients extend the useful life of their roofs. Mr. Cordley stated that they may not have that actual data but they have assisted clients in extending the roof system by performing critical maintenance of the roof and they have client references for this.
 - A discussion was held concerning thermographic studies and how this would help us get repairs done under warranty before the warranty expires.
 - Mr. Marcus asked about how roofing warranties work and the subject was discussed. Mr. Hansel was charged with developing a report on all roofs in the district, when they were installed, what manufacturer was used, how long the warranty is and what the warranty covers.

GESA and energy efficient lighting

- Mr. Mowery spoke about the process used to obtain proposals for doing energy savings projects. Mr. Hansel and Mr. Mowery met to look over the

possibility of converting the site lighting on the New Hope campus and possibly the conversion to LED lighting for the interior of the middle school. He continued to explain the Cost Flow Analysis report.

- Mr. Adar asked if funds from the construction project could be used to finance this project.
- Mr. Singer spoke about the balance in the contingency fund and why it is now a higher percentage and that if there are projects out there that have a big Return on Investment, then Mr. Hansel should be presenting these to the committee.
- Mr. Capriotti asked that we find out for sure if current funds could be used to finance projects and the presentation was a great starting point for future discussions.

Public comment

There was no public comments

Mr. Capriotti adjourned the meeting at approximately 7:25 pm.

Respectfully submitted,

David Hansel
Director of Operations