

Please remember to sign the Visitor's Register – Thank you.

**Facilities Meeting
Tuesday, March 21, 2017**

7:00 PM – ROOM 200 - TEAO

AGENDA

- I. Public Comment**
- II. Approval of Minutes – February 21, 2017**
- III. Construction Report**
- IV. Discussion and Update Items**
 - a. BES PTO – Play Area Turf – Ann McCarthy and Stephanie Demming**
 - b. Replacements and Upgrades at BES, VFES & VFMS Bid Results**
 - c. Renovations, Replacements & Upgrades at NES Bid Results**
 - d. Renovations, Replacements and Upgrades at CHS & HES Bid Results**
 - e. Turf Replacement at Teamer Field Bid Results**
 - f. Capital Sources and Uses**
 - g. Other**
 - h. Recap of Action Items**
- V. Future Facilities Committee Meetings to be held 7:00 p.m. at the TEAO in Room 200**
 - a. Tuesday, April 18 , 2017**
 - b. Wednesday, May 17 , 2017**
 - c. Wednesday, June 7 , 2017**
- VI. Adjournment**

2017 Committee Goals

1. Monitor student enrollment, township reports, District programs and existing school facilities.
2. Review and update the District Infrastructure Report.
3. Use Goals #1 and #2 to ensure District facilities meet the needs of students, staff and Administration.
4. Develop, review, and prioritize the facilities projects for summer 2017.
5. Monitor, review and determine impact of District-wide parking and traffic study for CHS, TEMS, VFMS and VFES.
6. Monitor, review and determine impact of District-wide Security Engineering Study.
7. Monitor, review and determine impact of Air Conditioning Study at Elementary and Middle Schools.
8. Work in conjunction with the Finance Committee to maintain funding of the capital improvement plan.

Facilities Committee Meeting Minutes
February 21, 2017
Room 200 – Tredyffrin/Easttown Administration Office
7:00 p.m.

Attending all or part of the meeting:

- Board Committee Members: Michele Burger, Chair, Kevin Buraks, Todd Kantorczyk, Edward Sweeney
- Other Board Members: Douglas Carlson, Dr. Roberta Hotinski, Rev. Scott Dorsey, Kate Murphy
- T/E School District Representatives: Dr. Richard Gusick, Art McDonnell, David Francella
- Other: Dan Jalboot and Mort Isaacson from Daley + Jalboot
Rich Delp from Schiller/Hersh
- Community Members: Amy Terlecki, Barb Fox, Shari Capriola, Cinda Marturano, Heather Ward, Nancy Veronesi, Cindy Verguldi, Peg Layden, Justin Carreon, Ray Clarke, Mary Williams, Christine Wright

Public Comment:

- Cindy Verguldi commented on TEMS parking.
- Cinda Marturano commented on the traffic study.
- Justin Carreon commented on the air conditioning study.
- Paul Barnes commented on the air conditioning study.

Approval of the Minutes:

- The Committee approved the minutes from the January 10, 2017 meeting.

NEES PTO Artist in Residence Project:

- Amy Terlecki from the NEES PTO discussed an Artist in Residence project for the committee’s consideration and approval. The artist, Barb Fox, displayed an example of the type of sculpture she would like to create and hang from the ceiling at the school. The Committee requesting some additional information stating the consideration of student safety and risk management. Mrs. Terlecki and Mrs. Fox agreed to work with the District to obtain this information and return to a future committee meeting to discuss the project.

Construction Report:

- Mr. Isaacson reviewed the report and updated the Committee on the scope of infrastructure projects for this coming summer, several which are currently out for bid.

Committee Goals:

- Mrs. Burger reviewed the revisions made at the last meeting to the 2017 Committee goals. The revised goals were approved by the Committee.

ES and MS Air Conditioning Study:

- Mr. Delp reviewed the HVAC Study report, an update to a comprehensive HVAC Study performed in 2008. He stated that the challenge to add air conditioning to these buildings is that they were all built in the 1960's, which adds to the estimated cost. Mr. Delp also stated that he does not see any real immediate solutions that are less expensive than those presented in the report. Total estimated construction cost for the ES and MS is \$12,271,650.
- The Committee asked if along with the temperature data being collected, humidity levels could be collected as well. Mr. McDonnell stated that at the direction of the Facilities Committee, the District began collecting classroom and building temperatures last fall. Although there aren't humidity monitors in all classrooms, there are monitors in the building that can be used to collect data. The Administration will work with the HVAC controls contracted services provider to collect this data.

Public Comment:

- Shari Capriola commented on the air conditioning study.
- Ray Clarke commented on the air conditioning study.
- Mary Williams commented on the air conditioning study..
- Cindy Verguldi commented on TEMS sidewalks.
- Cinda Marturano commented on the VFMS pathway.

Future Meeting Dates:

- Tuesday, March 21, 2017 at 7:00 PM at the TEAO

Adjournment:

- The meeting adjourned at approximately 9:00 p.m.

Facilities Committee Meeting
Construction Report
March 21, 2017

2017 Construction Projects:

1. Project #1485 – Locker Replacements at Valley Forge MS
 - Issued for Bid November 30, 2016
 - Bids Received December 21, 2016
 - Committee Review January 10, 2017
 - Board Approved January 23, 2017
 - Scheduled Construction Start: June 19, 2017
 - Scheduled Completion: July 14, 2017

2. Project #1488 – Doors & Door Hardware at New Eagle ES
 - Issued for Bid November 30, 2016
 - Bids Received December 21, 2016
 - Committee Review January 10, 2017
 - Board Approved January 23, 2017
 - Scheduled Construction Start: February 8, 2017
 - Scheduled Completion: June 19, 2017

3. Project #1492 – Turf Replacement at Teamer Field
 - Issued for Bid February 7, 2017
 - Bids Received March 7, 2017
 - Committee Review March 21, 2017
 - Board Approved March 27, 2017
 - Scheduled Construction Start: June 19, 2017
 - Scheduled Completion: August 18, 2017

4. Project #1490 – Renovations, Replacements & Upgrades at Conestoga HS & Hillside ES
 - Issued for Bid February 7, 2017
 - Bids Received March 7, 2017
 - Committee Review March 21, 2017
 - Board Approved March 27, 2017
 - Scheduled Construction Start: June 19, 2017
 - Scheduled Completion: August 18, 2017

5. Project #1484 – Replacements & Upgrades at Beaumont ES, Valley Forge ES & Valley Forge MS
 - Issued for Bid February 7, 2017
 - Bids Received March 7, 2017
 - Committee Review March 21, 2017
 - Board Approved March 27, 2017
 - Scheduled Construction Start: June 19, 2017
 - Scheduled Completion: August 18, 2017

6. Project #1487 – Renovations, Replacements & Upgrades at New Eagle ES
 - Issued for Bid February 7, 2017
 - Bids Received March 7, 2017
 - Committee Review March 21, 2017
 - Board Approved March 27, 2017
 - Scheduled Construction Start: June 19, 2017
 - Scheduled Completion: August 18, 2017

7. Project #1489 – Replacements & Upgrades at Tredyffrin/Easttown MS
 - Issued for Bid March 14, 2017
 - Bids Due April 11, 2017
 - Committee Review April 18, 2017
 - Board Approved April 24, 2017
 - Scheduled Construction Start: June 19, 2017
 - Scheduled Completion: August 18, 2017

8. Project #1486 – Site Paving Repairs and Replacements at Devon ES & Valley Forge MS
 - Issued for Bid March 14, 2017
 - Bids Due April 11, 2017
 - Committee Review April 18, 2017
 - Board Approved April 24, 2017
 - Scheduled Construction Start: June 19, 2017
 - Scheduled Completion: August 18, 2017

9. Project #1491 – Replacements & Upgrades at Tredyffrin/Easttown Administration Office
 - Issued for Bid April 26, 2017
 - Bids Due May 24, 2017
 - Committee Review June 7, 2017
 - Board Approved June 12, 2017
 - Scheduled Construction Start: September 1, 2017
 - Scheduled Completion: October 31, 2017



DALEY+JALBOOT
Architects Inc

March 8, 2017

Mr. Arthur McDonnell
Tredyffrin / Easttown School District
West Valley Business Center
940 West Valley Road Suite 1700
Wayne, PA 19087

Re: Bid Review
Renovations, Replacements & Upgrades at
Beaumont ES, Valley Forge ES and Valley Forge MS
DJA #1484

D R A F T

Dear Art,

Attached is the bid sheet for the Renovations, Replacements & Upgrades at the Beaumont ES, Valley Forge ES and Valley Forge MS projects. The scope of work includes the replacement of the emergency generators at the three schools. At the Valley Forge ES the work also includes replacing some heating pipe runs and a few pumps.

The District received five Mechanical bids and five electrical bids.

Budget Estimate Total:	\$ 938,000.
Bid Total:	<u>\$ 906,099.</u>
Difference - Under:	\$ 31,901.

The low bid mechanical contractor is Myco Mechanical and the low electrical is MJF Electrical. All companies have provided quality work at the School District multiple times.

The District is in the process of reviewing the contractor qualifications and bid documents, we expect this to be completed next week. Let me know if you have any questions.

Sincerely,

Daniel J. Jalboot, AIA
DALEY + JALBOOT ARCHITECTS

**Bid Results
Replacements & Upgrades at
Beaumont ES, Valley Forge ES & Valley Forge MS
Tredyffrin/Easttown School District**

Mechanical Contract	Myco Mechanical	Worth & Company	Allstates	Five Star	Rogers Mechanical
Mechanical Base Bid	\$ 469,000	\$ 486,000	\$ 499,000	\$ 439,200	\$ 560,000
Add Alt #1 - Heating Main Replace, Boiler Rm to Mech Rm	\$ 72,600	\$ 97,000	\$ 83,000	\$ 242,000	\$ 136,000
Add Alt #2 - Pumps Replace & Additional Heating Main Replace	\$ 32,400	\$ 35,000	\$ 41,000	\$ 43,500	\$ 42,000
	\$ 574,000	\$ 618,000	\$ 623,000	\$ 724,700	\$ 738,000

Electrical Contract	MJF Electric	Philips Brothers	Carr & Duff	G.A. Vietri	A.N. Lynch
Electrical Base Bid	\$ 329,699	\$ 361,700	\$ 409,000	\$ 423,597	\$ 489,000
Add Alt #1 - Heating Main Replace, Boiler Rm to Mech Rm					
Add Alt #2 - Pumps Replace & Additional Heating Main Replace	\$ 2,400	\$ 2,000	\$ 3,160	\$ 5,590	\$ 1,300
	\$ 332,099	\$ 363,700	\$ 412,160	\$ 429,187	\$ 490,300



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Architects Inc

March 8, 2017

Mr. Arthur McDonnell
Tredyffrin / Easttown School District
West Valley Business Center
940 West Valley Road Suite 1700
Wayne, PA 19087

Re: Bid Review
Renovations, Replacements & Upgrades at
New Eagle ES
DJA #1487

D R A F T

Dear Art,

Attached is the bid sheet for the Renovations, Replacements & Upgrades at the New Eagle Elementary School. The scope of work includes; music room renovations, renovate the doors to the cafeteria, toilet room renovations, acoustic wall panels in the gym, small group and faculty room renovations, and some minor flooring replacement.

The District received four GC bids, three mechanical bids, four plumbing bids and four electrical bids.

Budget Estimate Total:	\$ 874,810.
Bid Total:	<u>\$ 608,756.</u>
Difference - Under:	\$ 266,054.

The low bid general contractor is L. J. Paoella, the low mechanical contractor is Rogers Mechanical, the low plumber is Rogers Mechanical and the low electrical is MJF Electrical. All companies have provided quality work at the School District multiple times.

The District is in the process of reviewing the contractor qualifications and bid documents, we expect this to be completed next week. Let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DJ', is placed below the word 'Sincerely,'.

Daniel J. Jalboot, AIA
DALEY + JALBOOT ARCHITECTS

**Bid Results -
Renovations, Replacements & Upgrades at
New Eagle Elementary School
Tredyffrin/Easttown School District**

March 7, 2017
DJA #1487

General Contract	L.J. Paoella	Uhrig Construction	Donald E. Reisinger	Walter Brucker & Co.
General Base Bid	\$ 244,330	\$ 298,500	\$ 290,100	\$ 295,400
Add Alt #1 - Added Toilet Room Ceramic Tile	\$ 80,000	\$ 57,000	\$ 83,100	\$ 96,055
Add Alt #2 - Tall Doors at CAF1 & CAF2	\$ 24,926	\$ 8,000	\$ 10,400	\$ 2,400
	\$ 349,256	\$ 363,500	\$ 383,600	\$ 393,855

Mechanical Contract	Rogers Mechanical	Mycy Mechanical	Five Star
Mechanical Base Bid	\$ 49,700	\$ 54,400	\$ 71,000
Add Alt #1 - Added Toilet Room Ceramic Tile	\$ 22,000	\$ 25,200	\$ 19,900
Add Alt #2 - Tall Doors at CAF1 & CAF2			
	\$ 71,700	\$ 79,600	\$ 90,900

Plumbing Contract	Rogers Mechanical	Mycy Mechanical	Vision Mechanical	Five Star
Plumbing Base Bid	\$ 52,000	\$ 64,000	\$ 65,675	\$ 124,000
Add Alt #1 - Added Toilet Room Ceramic Tile	\$ 2,000	\$ 2,500	\$ 1,000	\$ 17,500
Add Alt #2 - Tall Doors at CAF1 & CAF2				
	\$ 54,000	\$ 66,500	\$ 66,675	\$ 141,500

Electrical Contract	MJF Electric	Philips Brothers	A.N. Lynch	G.A. Vietri
Electrical Base Bid	\$ 131,800	\$ 170,200	\$ 175,000	\$ 235,000
Add Alt #1 - Added Toilet Room Ceramic Tile	\$ 1,000	\$ 1,500	\$ 1,790	\$ 1,500
Add Alt #2 - Tall Doors at CAF1 & CAF2	\$ 1,000	\$ 1,000	\$ 510	\$ 1,400
	\$ 133,800	\$ 172,700	\$ 177,300	\$ 237,900



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March 8, 2017

Mr. Arthur McDonnell
Tredyffrin / Easttown School District
West Valley Business Center
940 West Valley Road Suite 1700
Wayne, PA 19087

Re: Bid Review
Renovations, Replacements & Upgrades at
Conestoga HS and Hillside ES
DJA #1490

D R A F T

Dear Art,

Attached is the bid sheet for the Renovations, Replacements & Upgrades at Conestoga High School and the Hillside Elementary School. The scope of work includes at the High School; duct cleaning, lobby flooring replacement, gym painting, replacement of AHU35, flooring replacement and wall grout cleaning. At Hillside the work involves replacing flooring in the 200 wing.

The District received three GC bids and three mechanical bids. One reason the bids were so much lower than the original estimate is because we were able to eliminate the demolition and new mechanical piping between the two boiler rooms at the High School.

Budget Estimate Total:	\$ 874,810.
Bid Total:	\$ <u>502,630.</u>
Difference - Under:	\$ 372,180.

The low bid general contractor is Donald E. Reisinger and the low mechanical contractor is Myco Mechanical. Both companies have provided quality work at the School District many times.

The District is in the process of reviewing the contractor qualifications and bid documents, we expect this to be completed next week. Let me know if you have any questions.

Sincerely,

Daniel J. Jalboot, AIA
DALEY + JALBOOT ARCHITECTS

**Bid Results -
Renovations, Replacements & Upgrades at
Conestoga HS & Hillside ES
Tredyffrin/Easttown School District**

March 7, 2017

DJA #1490

General Contract	Donald E. Reisinger	L.J. Paoella	Walter Brucker & Co.
General Base Bid	\$ 359,000	\$ 375,299	\$ 416,200
Add Alt #1 - Not Used			
Add Alt #2 - VCT Replacement Rm 212 to Rm 232	\$ 15,680	\$ 13,967	\$ 24,750
Add Alt #3 - VCT Replacement Rm 227 to Rm 246	\$ 15,600	\$ 16,151	\$ 25,900
Deduct Alt #4 - Alternate Flooring for Lobby	\$ (11,800)	\$ (30,700)	\$ (17,500)
Add Alt #5 - Retaining Wall Repair	\$ 49,200	\$ 27,731	\$ 51,600
Add Alt #6 - Wall Refinishing Rm 212 to Rm 232	\$ 6,500	\$ 17,700	\$ 16,300
Add Alt #7 - Wall Refinishing Rm 227 to Rm 246	\$ 13,250	\$ 10,350	\$ 9,700
Base bid plus alternates #2, #3, #6 and #7	\$ 410,030	\$ 433,467	\$ 492,850
Mechanical Contract	Myco Mechanical	Rogers Mechanical	Five Star
Mechanical Base Bid	\$ 92,600	\$ 96,200	\$ 117,900



DALEY+JALBOOT
Architects Inc

March 13, 2017

Mr. Arthur McDonnell
Tredyffrin / Easttown School District
West Valley Business Center
940 West Valley Road Suite 1700
Wayne, PA 19087

Re: Bid Review
Turf Replacement at Teamer Field
DJA #1492

D R A F T

Dear Art,

Attached is the bid sheet for the Turf Replacement at Teamer Field. The scope of work includes the replacement of the turf and patching of some 'E Layer'.

The District received five bids from four turf contractors. The number below reflects the average of the five bids received for the three specified turf products, including the alternate for the "C" logo. The bids included the potential replacement of 15,000 square feet of 'E' layer if found to be necessary.

Budget Estimate Total:	\$	640,000.
Bid Total:	\$	<u>444,450.</u>
Difference - Under:	\$	195,550.

The project documents included three manufacturers that our turf consultant thought were best and relatively equal. We allowed alternate products to be bid at contractor's options, but were not considered equal to the specified products. The unanimous choice by the staff and professionals is the Shaw, Powerblade turf system.

Let me know if you have any questions.

Sincerely,

Daniel J. Jalboot, AIA
DALEY + JALBOOT ARCHITECTS

**Bid Results -
Synthetic Turf Replacement at
Teamer Field
Tredyffrin/Easttown School District**

March 7, 2017
DJA #1492

General Contract	Bid #1 Shaw Powerblade	Bid #2 Astroturf Gameday	Bid #3 Sprinturf MX Extreme	Add Alternate Large 'C' Graphic	Bid #4	Bid #4	Add Alternate Large 'C' Graphic	Bid Totals
Athletic Fields of America	\$436,000.00			\$8,450.00				\$444,450.00
Athletic Fields of America		\$445,300.00		\$8,600.00				\$453,900.00
All Sports Enterprises		\$524,000.00		\$9,900.00				\$533,900.00
Astroturf Corp		\$481,941.00		\$13,563.00				\$495,504.00
Sprinturf			\$420,000.00	\$13,000.00				\$433,000.00
Astroturf Corp						\$464,288.00 AstroTurf 3D3 1.5"	\$9,367.00	\$473,655.00
Athletic Fields of America					\$415,200.00 SpikeZone Pro 1.75"		\$8,200.00	\$423,400.00

Infrastructure Projects 2016 - 2017
Tredyffrin Easttown School District

Daley + Jalboot Architects
3-21-17

D R A F T

DJA#	Infrastructure Projects		DJA Construction Estimate	Bid	Difference
1485	TE - Locker Replacements, VFMS GC - W.B. Mason	\$ 83,800	\$ 65,000	\$ 83,800	\$ 18,800
1488	TE - Provide Doors & Door Hardware, NEES, VFMS, HES GC - Unified Door & Hardware Group	\$ 141,000	\$ 162,588	\$ 141,000	\$ (21,588)
1484	TE - Replacements & Upgrades, BES, VFES, VFMS MC - Myco Mechanical EC - MJF Electric	\$ 574,000 \$ 332,099	\$ 938,000	\$ 906,099	\$ (31,901)
1487	TE - Renovations, Replacements & Upgrades, NEES GC - L.J. Paoella MC - Rogers Mechanical PC - Rogers Mechanical EC - MJF Electric	\$ 349,256 \$ 71,700 \$ 54,000 \$ 133,800	\$ 874,810	\$ 608,756	\$ (266,054)
1490	TE - Renovations, Replacements & Upgrades, CHS, HES GC - Donal E. Reisinger MC - Myco Mechanical PC - Omitted from project	\$ 410,030 \$ 92,600 \$ -	\$ 874,810	\$ 502,630	\$ (372,180)
1492	TE - Turf Replacement, Teamer Field - GC -	\$ 444,450	\$ 640,000	\$ 444,450	\$ (195,550)
Infrastructure Total - Bid to Date			\$ 3,555,208	\$ 2,686,735	\$ (868,473)
1486	TE - Site Paving & Paving Replacements, DES, VFMS		\$ 170,000	\$ -	\$ (170,000)
1489	TE - Renovations, Replacements & Upgrades, TEMS		\$ 840,000	\$ -	\$ (840,000)
1491	TE - Renovations & Upgrades, TEAO		\$ 395,000	\$ -	\$ (395,000)

Capital Sources & Uses (10 -Yr Plan)

	A	B	C	D	E	F	G	H	I
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Total Projected
	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projects
Sources									
1 General Fund Transfer to Capital Project	10,423,524	10,423,524	10,423,524	10,423,524	2,904,206	(3,883,240)	(11,049,780)	(15,879,189)	
2 Proceeds from Bond Issue	20,534,310	13,874,789	6,592,163	1,259,171	0	0	0	0	
3 Assigned Athletic Fund Balance	0	0	678,500	0	0	0	0	0	
4 Total Sources	30,957,834	24,298,313	17,694,187	11,682,695	2,904,206	(3,883,240)	(11,049,780)	(15,879,189)	
Uses									
5 Capital Improvement	859,669	429,497	1,709,478	698,980	714,452	1,863,214	238,660	1,621,756	8,135,706
6 Deferred Maintenance	2,224,125	3,392,968	2,653,167	5,967,430	3,886,508	3,075,730	3,739,396	2,896,926	27,836,250
7 Roofing	0	0	0	0	0	0	0	0	0
8 Regulatory/Safety	0	0	30,000	100,800	672,914	444,021	221,430	13,600	1,482,765
9 CCTV Security System	0	0	0	866,259	722,491	976,130	0	0	2,564,880
10 Vehicle Replacement	0	0	50,000	0	0	0	0	0	50,000
11 Teamer Field Turf	0	0	640,000	0	0	0	0	0	640,000
12 NEES Classroom Addition	1,617,864	0	0	0	0	0	0	0	1,617,864
13 Maintenance/Storage Building	1,231,224	2,590,073	0	0	0	0	0	0	3,821,297
14 Retrofit Lighting Projects	0	0	100,000	0	0	0	0	0	100,000
15 Prof Fees, District Costs, Contingencies	726,639	870,088	828,847	1,145,020	791,081	807,445	629,923	679,842	6,478,885
16 Total Uses	6,659,521	7,282,626	6,011,492	8,778,489	6,787,446	7,166,540	4,829,409	5,212,124	52,727,647
17 Balance of Sources over Uses	24,298,313	17,015,687	11,682,695	2,904,206	(3,883,240)	(11,049,780)	(15,879,189)	(21,091,313)	

Source: October 11 2016 Infrastructure Report