

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

**Facilities Meeting
Tuesday, March 13, 2018**

7:00 PM – ROOM 200 - TEAO

AGENDA

- I. Public Comment**
- II. Approval of Minutes- February 6, 2018**
- III. Construction Report**
 - a. Change Order**
- IV. Discussion and Update Items**
 - a. Gift to School – Beaumont HSA**
 - b. Roof Top Units Replacements and Upgrades- Bid Results**
 - c. Capital Source and Uses Report**
 - d. Other**
- V. Future Facilities Committee Meetings**
 - Tuesday, April 17, 2018**
 - Thursday, May 17, 2018**
- VI. Adjournment**

2018 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 2018.
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 6, 2018
Room 200 – Tredyffrin/Easttown Administration Office
7:00 p.m.

Attending all or part of the meeting:

- | | |
|--------------------------------------|--|
| Board Committee Members: | Michele Burger, Chair, Todd Kantorczyk, Edward Sweeney, Dr. Roberta Hotinski |
| Other Board Members: | Rev. Scott Dorsey, Heather Ward, Tina Whitlow, Kyle Boyer |
| T/E School District Representatives: | Dr. Richard Gusick, Art McDonnell, David Francella, Marshall Barkman |
| Other: | Matt Heckendorn and David Farabaugh from Heckendorn Shiles Architects |
| Community Members: | Cindy Verguldi, Christine Wright, Ray Clarke |

Public Comment:

- Cindy Verguldi commented on the great work done by the District on snow removal.

Approval of the Minutes:

- The Committee approved the minutes from the December 5, 2017 meeting.

Construction Report:

- Mr. McDonnell reviewed a change order for the Renovations, Replacements and Upgrades at TEMS project in the amount of \$2,908.35. The Committee recommended the change order be placed on the consent agenda at the next Board meeting.

Feasibility Study:

- Mr. Heckendorn reviewed three Feasibility Study Proposals drafted at the direction of the Facilities Committee. The proposals used Traffic Planning and Design’s July 2017 report’s on physical enhancements at the CHS, TEMS, VFMS and VFES. The Committee discussed the prioritization and timing of the three proposals. The Committee recommended all three Feasibility Study Proposals be placed on the consent agenda at the next Board meeting.

Public Comment:

- Ray Clarke commented on the Feasibility Study.
- Christine Wright commented on the Feasibility Study.

Future Meeting Dates:

- Tuesday, March 13, 2018 at 7:00 PM at the TEAO.

Adjournment:

- The meeting adjourned at approximately 9:10 p.m.

Facilities Committee Meeting
Construction Report
March 13, 2018

2018 Construction Projects:

1. Project #1503 –Renovations, Replacements & Upgrades at Valley Forge Middle School
 - Issue for Bid October 26, 2017
 - Bids Received November 21, 2017
 - Committee Review December 5, 2017
 - Board Approved January 22, 2018
 - Scheduled Boiler Room Start (2nd Shift): May 21, 2018
 - Scheduled Overall Construction Start: June 18, 2018
 - Scheduled Completion: August 17, 2018
 - Scheduled Boiler Room Completion (2nd Shift After 8-17-18): September 14, 2018

2. Project #1 –Hillside Elementary School Site/Parking Improvements
 - Issued for Bid March 2, 2018
 - Bids Received April 9, 2018
 - Committee Review April 17, 2018
 - Board Approved April 23, 2018
 - Scheduled Construction Start: June 18, 2018
 - Scheduled Completion: August 17, 2018

3. Project #2 –Renovations and Upgrades at Conestoga High School and Valley Forge Elementary
 - Issued for Bid March 2, 2018
 - Bids Received April 9, 2018
 - Committee Review April 17, 2018
 - Board Approved April 23, 2018
 - Scheduled Construction Start: June 18, 2018
 - Scheduled Completion: August 17, 2018

4. Project #3 –Roof Top Units Replacement and Upgrades
 - Issued for Bid January 26, 2018
 - Bids Received March 5, 2018
 - Committee Review March 13, 2018
 - Board Approved March 19, 2018
 - Scheduled Construction Start: June 18, 2018
 - Scheduled Completion: August 17, 2018



DALEY+JALBOOT
Architects Inc

March 13, 2018

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

Re: Change Order Summary
Infrastructure 2016
T/E School District

Dear Art:

The following change order is submitted for review at the March 13, 2018 Facilities Meeting.

New Maintenance and Storage Building

GC-3

L.J. Paoella Construction, Inc.

GC ADD \$ 15,208.00

The wall from the second floor mezzanine to the roof had to be changed from stud to concrete block.

Sincerely,

Mort Isaacson, AIA
DALEY + JALBOOT ARCHITECTS

Memorandum

To: Mr. Arthur McDonnell

From: Matthew A. Heckendorn, AIA, LEED AP, NCARB

CC: Fred Gordon, TESD
Colm Kelly, TESD
Marshall Barkman, TESD
Richard Delp, SH
Paul Wiedorn, AWL
David Farabaugh, HSA

Date: revised March 8, 2018

Re: Bid Review – TESD Summer '18, Roof Top Units (Bid Package 3)
HSA Project Number 17-035.03

Dear Art,

Attached please find bid sheet associated with the above referenced project. This project scope includes;

- VFES-005 - VFES – Provide 1 new rooftop unit for copy room below classroom 114
- TEMS-001 - TEMS – Replace 1 rooftop unit (RTU6)
- VFMS-001 - VFMS – Provide 1 new rooftop unit for copy room next to music room 106A
- CHS-005 - CHS – AHU1, AHU23, AHU27 rooftop insulated ductwork replacement

Responses to the Mechanical Scope included three Bids, with six Contractors attending the mandatory pre-bid. General Trades and Electrical scopes included only one submission each, with three Contractors attending the mandatory pre-bid. This is due to the relatively limited scope of work associated with the General Trades and Mechanical scopes. The low bid is under the project estimate (there were no Alternates included in the bid), as noted below;

Budget Total:	\$ 624,030
Bid Total:	\$ 551,000
Differential:	\$ 73,030

The savings is likely due to exploration of cost effective detailing decisions, by the TE Administration, HSA, SH & AWL Teams.

Two of the low bid contractors have performed work in the District, and (based on past District experience) we understand are qualified to perform this work. These contractors include Donald E. Reisinger (General Trades) and A.N. Lynch (Electrical).

The Mechanical low bid contractor, Tri-County Mechanical, has not worked in the District previously. We have reviewed their Qualifications Statement and contacted five (5) provided references. Four (4) references provided favorable recommendations, we are awaiting feedback from the fifth.

The low bid contractors all included required documentation to meet bidding process requirements.

Memorandum

Should the District elect to award the contracts would total as follows;

GTC	Donald E. Reisinger	\$ 46,000
MC	Tri-County Mechanical	\$ 491,000
EC	A.N. Lynch	\$ 14,000

Project Total Bid \$ 551,000

Given the District's long-term goals and objectives, we would recommend awarding the projects to the low bid Contractors.

Please advise of any questions or concerns.

Best regards,
Matt

BID RESULTS
RTU Replacements and Upgrades at Four Schools
 VFES, TEMS, VFMS, CHS
Tredyffrin/Easttown School District

March 5, 2018
 HSA 17-035.03

General Contract		Donald E. Reisinger
General Base Bid	\$	46,000

Mechanical Contract	Allstates Mechanical	AQM	Five Star	Home HVAC Services	Rogers Mechanical	Tri-Country Mechanical
Mechanical Base Bid			\$ 512,000		\$ 498,400	\$ 491,000
Unit Cost 1			\$ 28.00		\$ 25.80	\$ 25.50

Electrical Contract		AQM	A.N. Lynch
Electrical Base Bid		\$	14,000

Capital Sources & Uses

1/29/2018
3:29 PM

	B	C	D	E	F	G	I	
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Total Projected	
	Projected	Projected	Projected	Projected	Projected	Projected	Projects	
Sources								
1	General Fund Transfer to Capital Project	11,173,476	11,173,476	5,098,899	(3,844,421)	(11,771,317)	(19,558,734)	
2	Proceeds from Bond Issue	6,062,595	1,181,020	0	0	0	0	
3	Assigned Athletic Fund Balance	678,500	0	0	0	0	0	
4	Total Sources	17,914,571	12,354,496	5,098,899	(3,844,421)	(11,771,317)	(19,558,734)	
Uses								
5	Capital Improvement	458,730	2,015,992	1,876,897	1,867,066	518,711	1,621,756	8,359,152
6	Deferred Maintenance	3,615,995	3,858,223	4,473,720	3,944,913	5,182,717	2,896,926	23,972,494
7	Roofing	0	435,000	0	0	0	0	435,000
8	Regulatory/Safety	30,000	0	672,914	452,721	221,430	13,600	1,390,665
9	CCTV Security System	0	0	866,259	722,491	976,130	0	2,564,880
10	Vehicle Replacement	50,000	0	0	0	0	0	50,000
11	Teamer Field Turf	499,450	0	0	0	0	0	499,450
12	Retrofit Lighting Projects	100,000	0	0	0	0	0	100,000
13	Prof Fees, District Costs, Contingencies	805,900	946,382	1,053,530	939,705	888,429	679,842	5,313,788
14	Total Uses	5,560,075	7,255,597	8,943,320	7,926,896	7,787,417	5,212,124	42,685,429
15	Balance of Sources over Uses	12,354,496	5,098,899	(3,844,421)	(11,771,317)	(19,558,734)	(24,770,858)	

Source: November 3 2017 Infrastructure Report

TREDYFFRIN/EASTTOWN SCHOOL DISTRICT
CAPITAL PROJECT SUMMARY

March 13, 2018

	A	B	C	D	C+D=E	B-E=F	A-E=G
Capital Projects	Pre-Bid 17-18	Budget	Expenditures	Encumbrance	Project Total	Balance Remaining	Pre-Bid Remaining
Replacements & Upgrades, TEAO	475,000	500,600	446,573	44,027	490,600	10,000	(15,600)
Maintenance and Storage Building	4,741,800	4,543,807	3,952,750	451,188	4,403,938	139,869	337,862

Replacements & Upgrades, TEAO

	A	B	C	B+C=D	A-D=E	
	Budget	Expenditures	Encumbrance	Project Total	Balance Remaining	
1 General Contractor - Walter Brucker & Company	72,900.00	67,900.00	5,000.00	72,900.00	0.00	1
2 Mechanical	0.00	0.00	0.00	0.00	0.00	2
3 Plumbing - Trefz Mechanical	0.00	0.00	0.00	0.00	0.00	3
4 Electrical - G.A. Vieri	335,000.00	335,000.00	0.00	335,000.00	0.00	4
5 Architect and Engineering Fees	39,700.00	39,665.00	35.00	39,700.00	0.00	5
6 Project Construction Total	447,600.00	442,565.00	5,035.00	447,600.00	0.00	6
7 Feasibility Study	1,000.00	710.85	289.15	1,000.00	0.00	7
8 Furniture Fixtures and Equipment	0.00	0.00	0.00	0.00	0.00	8
9 Printing and Postage	0.00	0.00	0.00	0.00	0.00	9
10 Site Surveys, Testing	2,000.00	0.00	2,000.00	2,000.00	0.00	10
11 Professional Fees	0.00	0.00	0.00	0.00	0.00	11
12 Permits & Approval	3,500.00	3,297.28	202.72	3,500.00	0.00	12
13 Legal	1,500.00	0.00	1,500.00	1,500.00	0.00	13
14 Technology	0.00	0.00	0.00	0.00	0.00	
15 Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	15
16 Total Non-Contract Purchase	8,000.00	4,008.13	3,991.87	8,000.00	0.00	16
17 Custodial Support	3,000.00	0.00	3,000.00	3,000.00	0.00	17
18 Maintenance Support	9,000.00	0.00	9,000.00	9,000.00	0.00	18
19 Security Support	10,000.00	0.00	10,000.00	10,000.00	0.00	19
20 Asbestos Removal (Incl. Supplies)	5,000.00	0.00	5,000.00	5,000.00	0.00	20
21 Project Supervision	1,000.00	0.00	1,000.00	1,000.00	0.00	21
22 Networking/Telephone/Security Wire	2,000.00	0.00	2,000.00	2,000.00	0.00	22
23 District Miscellaneous	5,000.00	0.00	5,000.00	5,000.00	0.00	23
24 Total District Expenditures	35,000.00	0.00	35,000.00	35,000.00	0.00	24
25 Project Contingency	10,000.00	0.00	0.00	0.00	10,000.00	25
26 Total Project:	500,600.00	446,573.13	44,026.87	490,600.00	10,000.00	26

Maintenance and Storage Building

	A	B	C	B+C=D	A-D=E
	Budget	Expenditures	Encumbrance	Project Total	Balance Remaining
1 General Contractor - LJ Paolella	2,811,207.00	2,671,363.12	139,843.88	2,811,207.00	0.00
2 Mechanical Contractor - Myco	494,000.00	394,540.13	99,459.87	494,000.00	0.00
3 Plumbing - AKC	183,000.00	154,512.76	28,487.24	183,000.00	0.00
4 Electrical - AJM Electric	279,800.00	220,185.00	59,615.00	279,800.00	0.00
5 Architect Fees	94,216.00	90,991.08	3,224.92	94,216.00	0.00
6 Engineering Fees	143,625.00	143,625.00	0.00	143,625.00	0.00
7 Landscape Architect Fees	8,000.00	8,000.00	0.00	8,000.00	0.00
8 Project Construction Total	4,013,848.00	3,683,217.09	330,630.91	4,013,848.00	0.00
9 Feasibility Study	35,000.00	45,253.03	0.00	45,253.03	(10,253.03)
10 Architect Fees-Coordination Bids	4,959.00	4,959.00	0.00	4,959.00	0.00
11 Printing and Postage	0.00	0.00	0.00	0.00	0.00
12 Site Surveys, Testing	40,000.00	77,717.26	0.00	77,717.26	(37,717.26)
13 Permits & Approval	50,000.00	63,171.42	0.00	63,171.42	(13,171.42)
14 Legal	40,000.00	14,443.31	25,556.69	40,000.00	0.00
15 Technology	0.00	0.00	0.00	0.00	0.00
16 Furniture & Equipment	20,000.00	0.00	20,000.00	20,000.00	0.00
17 Total Non-Contract Purchase	189,959.00	205,544.02	45,556.69	251,100.71	(61,141.71)
18 Custodial Support	20,000.00	0.00	20,000.00	20,000.00	0.00
19 Maintenance Support	20,000.00	0.00	20,000.00	20,000.00	0.00
20 Security Support	15,000.00	0.00	15,000.00	15,000.00	0.00
21 Asbestos Removal (Incl. Supplies)	10,000.00	0.00	10,000.00	10,000.00	0.00
22 Project Supervision	15,000.00	38,091.94	0.00	38,091.94	(23,091.94)
23 Networking/Telephone/Security Wire	5,000.00	0.00	5,000.00	5,000.00	0.00
24 District Miscellaneous	5,000.00	0.00	5,000.00	5,000.00	0.00
25 Total District Charges	90,000.00	38,091.94	75,000.00	113,091.94	(23,091.94)
26 Project Contingency	250,000.00	25,897.00	0.00	25,897.00	224,103.00
27 Total Project:	4,543,807.00	3,952,750.05	451,187.60	4,403,937.65	139,869.35