

# UPPER PERKIOMEN SCHOOL DISTRICT

## Education Center

2229 E. Buck Road, Pennsburg, PA

## Facilities Committee VIRTUAL Meeting

November 19, 2020

**CHAIR:** Melanie Cunningham

**MEMBERS:**

Mike Elliott

Peg Pennepacker

Ex-Officio: Dr. Kerry Drake, President

Superintendent:

Dr. Allyn Roche

Director of Facilities and Operations:

Doug Kenwood

Business Administrator:

Sandra Kassel

## AGENDA

1. Approval of October 29, 2020 and November 9, 2020 Meeting Minutes (Attachment A)
2. Old Business
  - a. Major Project Update
    - i. Marlborough Playground
    - ii. Marlborough Tree Work
    - iii. Marlborough and High School Secure Entrances
    - iv. High School Library Refresh
  - b. MS Chillers Hail Damage
3. New Business
  - a. Varsity Softball Field
  - b. Act 39 of 2018 – Lead in Drinking Water
  - c. Safe Schools Targeted Grant Award

# UPPER PERKIOMEN SCHOOL DISTRICT

## Upper Perkiomen Middle School

901 Montgomery Ave., Pennsburg, PA

### Facilities Committee Meeting

October 29, 2020

6:00pm

**CHAIR:** Melanie Cunningham

**MEMBERS:**

Mike Elliott

Peg Pennepacker

Ex-Officio: Dr. Kerry Drake, President

Superintendent:

Director of Facilities and Operations:

Business Administrator:

Dr. Allyn Roche

Doug Kenwood

Sandra Kassel

## MINUTES

The October 29<sup>th</sup> Facilities Committee meeting began at 6:08 pm. Attendees included Facilities Committee members - Melanie Cunningham, Mike Elliott, Peg Pennepacker, Dr. Allyn Roche, Doug Kenwood, and Sandra Kassel.

1. Energy Performance Contract – Short-List ESCO Presentations/Q&A
  - a. CM3 Representatives: John Hollister, Ryan Haller, Rob Kownurko, Michael Hanson and Shawn Deegan
  - b. McClure Company Representatives: Shayne Horman, Alyssa Wingenfield, John Gunning and Christina Domananski
  - c. NORESKO Representatives: Steve Chausse, Keith Hanlon, Rob Bogolin, Dave Sandberg, Guy Malatino and Dan Friend

Facilities Chair Melanie Cunningham called the meeting to order. The three ESCOs being considered to complete GESA projects for the School District were given an equal amount of time to present their proposals to the committee. Reps from each company gave their company background and experience. Each ESCO outlined what projects they felt were a priority along with short and long-term projects they believed should be addressed based on RFIs, site visits and the 50 ECMs provided by the Provident/ICS teams to guarantee energy savings to offset facility repairs.

Each ESCO gave a total estimated cost for their plans during their Options and/or Phases and how much energy savings they would guarantee. All agreed that the HVAC system(s), especially at the HS was a priority.

It was stressed by each vendor that the final plans and timelines were determined by the District and there were many options within their proposals to adjust timelines and projects based on budgeting and changing priorities. It was also noted that the District was not bound to use low bidders, adding another control factor.

ESCO Presentations also provided information on numerous items covering topics such as:

- Experience of each ESCO team member and what their role would be
- Timelines for phases and scope of work
- Projected costs and energy savings for their proposals
- ESCO recommendations to address the HS HVAC/Chiller problems
- Abandoning or including existing geothermal wells in HS HVAC system upgrades
- Technology driven control systems to monitor and control all HVAC equipment remotely and what if any support from ESCOs to train district staff using the controls
- Project management provided throughout the entire project and phases
- Any warranties provided by the ESCOs
- Procurement of subcontractors/vetting of expertise & qualifications preferably local but outside the community as well
- Safety plans for subcontractors while working in buildings both for OSHA & COVID
- Unexpected hazardous materials found during projects
- ESCO Change Orders
- Business Manager/Facilities Director/Provident/ICS & ESCO communication and roles throughout the process

Doug Kenwood asked each ESCO the scope of their experience in working with an occupied building during a school year. He also asked each how their firm has handled or would handle a shortfall with the district - where their guaranteed savings didn't meet their estimates.

After presentations were done, Melanie introduced Provident Energy and ICS representatives to discuss next steps. Mike Lang of Provident stated there was a 3-hour meeting with Doug the next day to go over tonight's ESCO information adding each had pros and cons to their scope of work. Provident and Doug will dig down into details and compare the recommended projects against District direction and within a Phase One estimated cost. He added that all three were solid companies, and his firm had worked with each successfully on other projects. They will then present the Facilities Committee a summary report with a scope of work, Phase One cost projections, a recommended ESCO and the reasons for their recommendations.

Melanie questioned the status of the geothermal wells and Mike stated there was a planned evaluation on the wells and results would be reported to the committee.

Melanie suggested and it was agreed by all parties that another meeting would be helpful to hear from Provident/ICS to help understand details and answer any other questions before bringing the recommendation to the full board. The next Facilities Committee meeting was scheduled for November 9<sup>th</sup> at 6:30 p.m.

Melanie made a motion and it was seconded to end the meeting at 9:28 p.m.

# UPPER PERKIOMEN SCHOOL DISTRICT

**Upper Perkiomen Middle School**

**901 Montgomery Ave., Pennsburg, PA**

**Facilities Committee Meeting**

November 9, 2020

6:30 pm

**CHAIR:** Melanie Cunningham

**MEMBERS:**

Mike Elliott

Peg Pennepacker

Ex-Officio: Dr. Kerry Drake, President

Superintendent:

Director of Facilities and Operations:

Business Administrator:

Dr. Allyn Roche

Doug Kenwood

Sandra Kassel

## MINUTES

The November 9<sup>th</sup> Facilities Committee meeting began at 6:35 pm. Attendees included Facilities Committee members - Melanie Cunningham, Mike Elliott, Peg Pennepacker, Dr. Allyn Roche, Doug Kenwood, and Sandra Kassel . Other attendees included Dr. Andrea Farina, Raeann Hofkin, Mike Lang, John Young, and Joe Solomon of Provident Energy and Tim Geiger of ICS.

### 1. Energy Performance Contract – ESCO and ECM Recommendations

Facilities Chair Melanie Cunningham called the meeting to order.

Mike Lang of Provident reported that during a lengthy meeting with Doug after the ESCO presentations that they went line by line and ESCO by ESCO to work through the proposals provided. He noted that by some RFI they were able to shave off some additional costs. He added that a site visit at the HS by ICS found a few missing items that were added to the project.

A technical and financial analysis was reached after meeting with Doug & Sandy producing a solid conclusion. Both Doug and Sandy stated they were very pleased with the collaboration with Provident and the process overall, adding that having an energy consultant to advocate for the District was invaluable.

Tim Geiger went over Phase One ECMs, starting with the items that could produce cost savings quickly, followed by the larger scope ECMs including the extensive work on the HS HVAC Chiller/Boiler systems and then additional work at MARL and the 4/5 Center.

Mike reported the overall estimated cost for Phase One was approximately 8.5 million with an annual proven guaranteed energy savings of \$199,000 per year or 4.8M over 20 years. He added a district contingency fund of \$500,000 was included in the case of hazardous materials or an unexpected finding during the HVAC ductwork review.

He then stated that their ESCO recommendation was NORESKO. This was due to several strong factors that would offer the best overall experience and value for the district:

- Best technical solutions that included replace and refurbish options along with detailed drawings - they are ready to hit the ground running
- A strong detailed approach to IGA phase for the HS HVAC/Chiller issue
- NORESKO Construction Plan was great and additionally included a FT Construction manager to support limited district resources – and Provident would still be in the picture adding to project stability
- NORESKO is a large regional company owned by Carrier – and their most recent project in Philadelphia SD gave excellent references
- Their cost was within 2 percent of projected numbers

Next step includes providing an IGA (Investment Grade Audit) agreement for the solicitor to review and approve for the November board agenda followed by a full contract for consideration at the December or January board meeting.

Melanie asked what if the Board decided not to pursue the IGA with NORESKO. Mike said there would be a \$90,000 break fee.

Melanie asked if there was a document that outlines the other 25 ECMS costs – Mike stated they would provide those details to the committee.

Peg asked for a better understanding of the financials. Sandy said that the District could, but doesn't have to, borrow to move forward due to prudent long-range planning and making wise-capital funds decisions over the years. She added the District is in good shape financially for GESA projects of Phase One. Peg wanted assurance that the savings were worth the cost and questioned the cost of COVID in the upcoming 2021-2022 budget.

Mike thanked Provident Energy and Doug for the enormous amount of work and time they put into this project. He said he was pleased that long-term planning is now part of the District's protocol for facilities and long overdue.

Raeann asked if there was a prioritized list of all ECMS and what the cost for each item would be for the first 23 ECMs. Mike stated he would prepare a detailed list with costs for the Committee.

Melanie said she was very comfortable with this package and first step, and Doug reminded the committee not to forget the positive impact of the student learning environment with consistent temperatures, humidity, lighting and noise reduction. Peg agreed stating it is always about the students.

Melanie stated the IGA contract will go to the full board on Thursday for approval. She then made a motion and it was seconded by Mike to adjourn the meeting at 7:15 p.m.

The next Facilities Committee meeting is scheduled for November 19<sup>th</sup> at 7:00 p.m.