

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 29th 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 9th at 6:30 p.m.

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