

CHESTER COUNTY SCHOOL AUTHORITY MEETING
MAY 20, 2020

The Chester County School Authority held their regular Board meeting virtually on Wednesday, May 20, 2020. Mr. Spencer, Chair, called the meeting to order at 6:01 p.m., and the roll call was taken.

The following were in attendance:

Bonnie Wolff	Avon Grove School District
Robert Fisher	Coatesville Area
David Kring	Downingtown Area
Leon Spencer	Kennett Consolidated
Brian Norris	Octorara Area
Jennifer Munson	Owen J. Roberts
Howard Robinson	Oxford Area
Michelle Schamis	Phoenixville Area
Stacy Stone	Tredyffrin/Easttown
Jeff Hellrung	Unionville-Chadds Ford
Thomas Wolpert	West Chester Area

Also in attendance were:

George Fiore	Executive Director
Jacalyn Auris	Director, Student Services
Helen Esbenshade	Lamb McErlance
Joseph P. Lubitsky	Director, Administrative Services
Sandra McCabe	Director, Finance
Ken Phillips	RBC Capital Markets
Paul K. Thompson, Jr.	Director, Operations
Kirk Williard	Director, Career, Technical & Customized Education
Janice L. Heagy	Recording Secretary

PUBLIC COMMENTS

None.

APPROVAL OF AUTHORITY MINUTES

Mrs. Wolff made a motion to approve the minutes of the January 15, 2020 Chester County School Authority Board meeting. Mrs. Stone seconded the motion, which was approved. Voting: Aye - 11 Nay - 0, Absent - 1.

INFORMATIONAL REPORTS

Joseph Lubitsky, Director of Administrative Services, reviewed in detail the following informational items which are on file in the Intermediate Unit office.

- Update on Projects at Authority Owned and CCIU Leased Properties
- Refinancing of 2015 Bond Issue
- Refinancing of 2010 Bond Issue
- Redevelopment Assistance Capital Program (RACP) Grant
- Lease with Delaware County Community College

AUTHORITY BOARD ACTIONS

BIDS FOR CHILD & CAREER DEVELOPMENT CENTER PROJECT

Mr. Wolpert made a motion to ratify the awarded construction contracts to the following companies for Phase III of the renovations to the John K. Baillie Child & Career Development Center:

- General Contractor F.W. Hoder, Inc. \$105,332

- Electrical Contractor Cedar Electric, Inc. \$123,612
- HVAC Contractor Shannon A. Smith, Inc. \$250,000
- Plumbing Contractor F.W. Houder, Inc. \$115,000

Mrs. Wolff seconded the motion, which was approved. Voting: Aye - 11 Nay - 0, Absent - 1.

REFINANCING OF 2015 BOND ISSUE

Mrs. Wolff made a motion to adopt a resolution approving the refunding of the 2015 Bond Issue with T.D. Bank, N.A. and authorize the IU Administration to proceed with necessary actions to complete the refinancing. Mr. Wolpert seconded the motion, which was approved. Voting: Aye - 11 Nay - 0, Absent - 1.

LEASE AGREEMENT WITH DELAWARE COUNTY COMMUNITY COLLEGE

Mr. Robinson made a motion to approve the extension of the lease agreement for space at the Technical College High School – Brandywine Campus with the Delaware County Community College, as per the following terms:

- Lease term: July 1, 2020 – June 30, 2022
- Square footage: 132 s.f.
- Cost: \$2,772 annually (approximately \$21.00/sq. ft.)
- Operating expense: \$198 annually (approximately \$1.50/sq. ft.)
- Capital improvements: Negotiated separately

Mrs. Schamis seconded the motion, which was approved. Voting: Aye - 11 Nay - 0, Absent - 1.

APPROVAL OF CONSTRUCTION CHANGE ORDERS

Mrs. Wolff made a motion to ratify the construction change orders listed below that have been issued since the start of the various construction projects. Mrs. Munson seconded the motion, which was approved. Voting: Aye - 11 Nay - 0, Absent - 1.

Technical College High School-Brandywine

GC-6 E.R. Stuebner, Inc.
 Amount: (\$4,186.00)
 Description: Credit for deleting preparation and painting in various areas Reason: Owner requested - work will be completed by CCIU staff

GC-7 E.R. Stuebner, Inc.
 Amount: \$5,548.75
 Description: Modifying structural steel and roof to accept elevator shaft Reason: Enhanced design based on field conditions

GC-8 E.R. Stuebner, Inc.
 Amount: \$2,916.48
 Description: Patching and leveling floors in various areas Reason: Unforeseen field conditions

E-1 Cedar Electric
 Amount: (\$17,540.00)
 Description: Credit for reengineering electrical distribution system Reason: Owner Requested

<u>E-2</u>	Cedar Electric
Amount:	4,150.00
Description:	Install 2 "J Type" light fixtures and related feeders Reason:
	Engineer omission
<u>E-3</u>	Cedar Electric
Amount:	\$5,680.00
Description:	Relocate and add Lutron system controls
Reason:	Owner Requested – energy management enhancement
<u>E-4</u>	Cedar Electric
Amount:	\$5,605.78
Description:	IT cables and related work for workstations
Reason:	Extra work based on final workstation configurations
<u>E-5</u>	Cedar Electric
Amount:	(\$2,500.00)
Description:	Credit for reduced cabling work Reason:
	Owner Requested
<u>E-6</u>	Cedar Electric
Amount:	\$3,274.16
Description:	Provide power for washer/dryer and custodial equipment area Reason:
	Owner Requested- change from original plans
<u>E-7</u>	Cedar Electric
Amount:	\$1,294.68
Description:	Add type B light fixture
Reason:	Engineer omission
<u>E-8</u>	Cedar Electric
Amount:	\$6,272.10
Description:	IT cabling
Reason:	Owner Requested – added service to existing rooms in TCHS
<u>E-9</u>	Cedar Electric
Amount:	\$10,314.52
Description:	Power and data for room A214 primary data closet Reason:
	Owner Requested based on final IT equipment installation
<u>E-10</u>	Cedar Electric
Amount:	\$1,742.25
Description:	Add type Q light fixture
Reason:	Engineer omission
<u>E-11</u>	Cedar Electric
Amount:	\$2,763.16
Description:	Add baseboard heaters in two offices
Reason:	Owner requested – improved office environment
<u>E-12</u>	Cedar Electric
Amount:	\$2,763.16
Description:	Relocate existing wire mold in various areas
Reason:	Unforeseen field condition

E-13 Cedar Electric
Amount: \$3,536.49
Description: Additional outlets/changes based on final layout and room configurations
Reason: Owner requested

P-1 F.W. Houser
Amount: \$3,236.13
Description: Added water fountains
Reason: Owner requested

P-2 F.W. Houser
Amount: \$15,941.66
Description: Added building and digital controls
Reason: Owner requested – energy management system

John K. Baillie Child & Career Development Center (Phase II)

H-03 Shannon Smith, Inc.
Amount: \$5,941.66
Description: Replace building HVAC automation and digital controls
Reason: Owner requested – improved energy management system

H-04 Shannon Smith, Inc.
Amount: \$20,534.09
Description: Pipework, ductwork, insulation in areas exposed during demolition
Reason: Unforeseen field conditions

H-05 Shannon Smith, Inc.
Amount: \$4,640.21
Description: Upgrade to Bacnet remote control system
Reason: Owner requested for consistency in buildings

P-02 JBM Mechanical, Inc.
Amount: \$2,484.60
Description: Replace damaged butterfly and check valves
Reason: Owner requested

P-03 JBM Mechanical, Inc.
Amount: \$21,759.84
Description: Correct sprinkler system problems, emergency repairs to water system, overtime on Saturdays for water shutoff related work
Reason: Owner requested

Horticulture Center

E-04 Cedar Electric Company
Amount: \$2,484.89
Description: Add fire alarm devices
Reason: Code requirement

E-05 Cedar Electric Company
Amount: \$1,765.48
Description: Add surface mounted light fixtures
Reason: Owner requested

AUTHORIZATION TO MAKE ADMINISTRATIVE DECISIONS

Mr. Robinson made a motion to authorize the IU Executive Director and Director of Administration to take actions as necessary to provide for the orderly operation of the Authority between May 2020 and September 2020 Authority meetings, subject to ratification at the September 2020 meeting. Mrs. Wolff seconded the motion, which was approved. Voting: Aye - 11 Nay - 0, Absent - 1.

PUBLIC COMMENTS

None.

ADJOURNMENT

Mr. Spencer adjourned the meeting at 6:30 p.m. on a motion by Mrs. Wolff and a seconded motion from Mr. Wolpert.

Respectfully submitted,

Janice L. Heagy
Recording Secretary