

Facilities & Operations Committee
Meeting August 2026
Tuesday, August 25, 2026 5:45 PM Eastern

This meeting will be held in a virtual format.

Daniel Bell: Present
Ken Keiser: Present
Juliane Ramic: Present
Present: 3.

1. Pledge of Allegiance

2. Approval of minutes from the June 23rd, 2026 Facilities and Operations Committee Meeting
Motion to approve. This motion, made by Daniel Bell and seconded by Ken Keiser, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0

3. Items Recommended for Worksession/Action Meeting

3.A. BP-1 : GC Change Order #8

Motion to approve. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0

Motion to Approve. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0

The following Change Order Requests were agreed upon to create the above, zero-dollar change order to the GC Contract for BP-1. This amount will be applied to the allowances of the contract, leaving a remaining balance of \$204,831.99. This change order does not increase the contract amount to this vendor, nor does it increase the overall budget.

- PCO#37 - Administration F-17 Corridor and temporary wall installation in the F-Pod Office area, to increase temporary office accessibility and use. - \$10,547.78

Total Allowance Amount	\$652,350.00
Remaining Previous Balance	\$405,027.85
Change Orders this period	\$ 10,547.78
Remaining Balance Allowance GC	\$204,831.99

Post Meeting Note: It was noted by Mr. Ken Keiser, that the backup documentation did not include all of the back-up documentation. This was modified to include the noted materials.

3.B. BP-2 : GC Change Order #5

Motion to Approve. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.
Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea
Yea: 3, Nay: 0

The following Change Order Requests were agreed upon to create the above, zero-dollar change order to the GC Contract for BP-2. This amount will be applied to the allowances of

the contract, leaving a remaining balance of \$1,446,056.74. This change order does not increase the contract amount to this vendor, nor does it increase the overall budget.

- PCO#19 - Storm water line modifications necessary to avoid utility service conflicts on site. - \$22,328.30
- PCO#21 - Courtyard Area A, storm water conflicts, rerouting and modifications on site to avoid conflicts. - \$14,806.53
- PCO#22 - Rock Removal based upon volume and units costs per contract, Dated 5/09/2026 through 7/7/2026 - \$47,870.37

Total Allowance Amount	\$2,007,385.00.00
Remaining Previous Balance	\$1,531,061.94
Change Orders this period	\$ 85,005.20
Remaining Balance Allowance GC	\$1, 446,056.74

3.C. BP-2 : EC Change Order #2

Motion to Approve. This motion, made by Daniel Bell and seconded by Ken Keiser, Carried.

Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea

Yea: 3, Nay: 0

Motion to Approve. This motion, made by Daniel Bell and seconded by Ken Keiser, Carried.

Daniel Bell: Yea, Ken Keiser: Yea, Juliane Ramic: Yea

Yea: 3, Nay: 0

The following Change Order Requests were agreed upon to create the above, zero-dollar change order to the EC Contract for BP-2. This amount will be applied to the allowances of the contract, leaving a remaining balance of \$216,437.29. This change order does not increase the contract amount to this vendor, nor does it increase the overall budget.

- PCO#1 - Revised 120V power service to generator heater per EC RFI - 004. - \$7,050.63
- PCO#2 - Feeder size increases to Generator #2 electrical panel, per EC RFI - 003. - \$28,202.54
- PCO#3 - Additional PVC conduit added to ductbank for use by others for monitoring. Owner request. - \$2,350.00
- PCO#6 - Additional conduits required for disconnect switches in the mechanical courtyard, per EC RFI - 026 - \$20,384.95
- PCO#7 - Time and Material work to repair site lighting damage from BP-1 previous repair. Water damaged. Owner request - \$3,864.98
- PCO#8 - Installation of conduit, wire, and associated labor for fussed disconnects for Generators #G1 and #G2, due to UL conflicts. - \$22,573.22
- PCO#10 - Additional conduit, wiring and labor, related to reworking the switching in H-Pod due to ramp conflicts. Was originally part of BP-3. Expedited work scope to access A pod Addition. - \$1,075.63
- PCO#11 — Additional excavation, conduit and wire related to an additional kiln requested by the owner for the Art area. - \$2,701.16

Total Allowance Amount	\$391,908.00
Remaining Previous Balance	\$304,641.00

Change Orders this period \$ 88,203.71
Remaining Balance Allowance GC \$216,437.29

Post Meeting Note: It was noted by Mr. Dan Bell in the meeting that the amounts listed did not align with the attached backup documentation. This has been corrected in the attached files.

3.D. BP-2 Mechanical Contractor Change Order #1

Motion to approve. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.

Daniel Bell: Yea, Ken Keiser: Yea, Julianne Ramic: Yea

Yea: 3, Nay: 0

This subject was discussed in the informational portion of the June 2026 Facilities and Operations Meeting.

Recommend to seek Board approval at the September 17, 2026 Action Meeting, for BP-2 MC Change Order #1 for the purchase of two 4MM BTU Condensing Boilers to replace the existing boiler at the HS. While boiler replacement was always part of the BP-3 portion of the project, premature failure of a majority of the tubes in Boiler #2 the Burnham Boiler, requires a significant investment of over \$150,000.00, to extend the life a couple of years, until the replacement can take place. Since the boilers are being relocated from their current position, we can not just install the new boiler ahead of schedule in the project. The boilers being installed, once the new boiler pads are ready and the boilers installed, will be relocated/moved to two Elementary Schools, or possibly one Middle School for boiler replacement that are currently on the Capital Needs list. It should be noted that there will be a follow-up change order for the demolition and installation of the boilers forthcoming. These were not included as design drawings to adapt to the current piping have not been completed yet.

3.E. Professional services contract to CMTA for the design, bidding, construction and commissioning of the HVAC equipment at North Wales ES and York Ave ES.

Motion to Approve. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.

Daniel Bell: Yea, Ken Keiser: Yea, Julianne Ramic: Yea

Yea: 3, Nay: 0

As discussed at the June 2026 Facilities and Operations Committee, the HVAC Chiller plants and associated rooftop equipment are past their life expectancy and continuing to fail. Last summer repairs, were made to both schools and failures continue to occur. Parts for some equipment are increasingly difficult, or not possible to obtain. These items have been on the Capital Needs List and are now in need of replacement, to avoid continued wasted repair costs. Total project cost for both schools is estimated at \$2,079,781.00 inclusive of this contract. The original proposal attached is for the chiller plant replacements only. Due to the submission to the PA Department of Economic Development for the Facilities Improvement Grant, the existing rooftop units were added to the project. The design and CM services will be required in either scenario.

4. Informational Items

Discussion/Information

4.A. HS Construction Update Video

4.B. CHA Construction Presentation Update

4.C. Facilities Department Update

Mr. Shawn Ryan and Mr. Dan Linski will provide an update on Facilities Summer activities.

5. Public Comments

There was no public comment made at this meeting.

6. Summary of Items Recommended for Work session and/or Action Meeting

The following is a summary of items recommended for Action Meeting on September 17th, 2026:

Items 3A - 3F.

7. Next Meeting Dates

8. Adjournment

Motion to Adjourn. This motion, made by Ken Keiser and seconded by Daniel Bell, Carried.

Daniel Bell: Yea, Ken Keiser: Yea, Julianne Ramic: Yea

Yea: 3, Nay: 0

The meeting was adjourned at 7:53 PM