

Saucon Valley School District

Meeting of the Finance Committee

February 21, 2024 – 5:00 pm

* * * * *

Welcome to the Saucon Valley School Board Ad Hoc Finance Committee meeting. Our objective is to serve our community's students, parents, and residents. You are an important part of this meeting, and we look forward to your questions and comments. We are all here for the same reason. All opinions are welcomed and equally valuable. Our only request is that we address each other with civility and respect. Our courtesy toward each other is the best way to show our students how much we respect them as well.

Committee Members – Cedric Dettmar, Dr. Laurel Erickson-Parsons, Dr. Shamim Pakzad, Donald Carpenter

Agenda

- I. Call to the Order – Cedric Dettmar, Committee Chair**
- II. Pledge of Allegiance**
- III. Recording of Attendance – David Bonenberger, Committee Secretary**
- IV. Motion to Approve Agenda**
- V. Approval of Minutes – January 17, 2024**
- VI. Courtesy of the Floor to Visitors – Agenda Items Only – Visitors should state their name and address.**
- VII. Discussion & Action: Campus Chiller - Replacement**
- VIII. Discussion & Action: The Finance Committee authorizes the administration to place on the School Board agenda the proposed settlement for the property located at 1245 Easton Road, Bethlehem City, Northampton County, Pennsylvania.**
- IX. Discussion & Action: Repository Property – N7SE4 29 4 0719C**
- X. Discussion: Transportation, Facilities, Technology, Athletics and Activities Budgets**
- XI. New Business**
- XII. Old Business**
- XIII. Courtesy of the Floor to Visitors - Visitors should state their name and address.**
- XIV. Future Meetings – March 20, 2024**
- XV. Motion to Adjourn**

A meeting of the Finance Committee was held on Wednesday, January 17, 2024, in the District Office Conference Room. Finance Committee members Cedric Dettmar, Dr. Laurel Erickson-Parsons, Dr. Shamim Pakzad, and Donald Carpenter were present. Also present were David Bonenberger - Committee Secretary and Superintendent Jaime Vlasaty.

- I. **Call to the Order** – 5:00 pm - Cedric *Dettmar, Committee Chair*
- II. **Pledge of Allegiance**
- III. **Recording of Attendance** – *David Bonenberger, Committee Secretary*
4-present, 0-absent
- IV. **Motion to Approve Agenda** – Dr. Shamim Pakzad, seconded by Dr. Laurel Erickson-Parsons, moved to approve the Agenda. Vote: 4-yes, 0-no
- V. **Approval of Minutes** – Dr. Laurel Erickson-Parsons, seconded by Dr. Shamim Pakzad, moved to approve the minutes of October 18, 2023. Vote: 4-yes, 0-no
- VI. **Courtesy of the Floor to Visitors – Agenda Items Only** – None
- VII. **Discussion & Action:** Campus Chiller Replacement– Mr. Jim Deegan reported that the chiller needs to be replaced. He is waiting to see quotes.
- VIII. **Discussion & Action:** Air Compressor – Mr. Deegan reported that the Air Compressor has failed and requires replacing. The quote from Quincey Compressors is \$20,999.00.

The committee agreed to send this item to the Board for approval.

- IX. **Discussion & Action:** Purchase of two 30-passenger school buses – Mr. Deegan presented a quote from Brightbill Body Works at a cost of \$88,900.00 for each bus.

The committee agreed to send this item to the Board for approval.

- X. **Discussion: Northampton County Tax Claim Bureau** – Mr. Bonenberger informed the committee of the possibility that the Northampton County Tax Claim Bureau will reinstate a 5 percent commission on delinquent tax payments. They have not collected that commission since we have been using Portnoff Law associate as our delinquent tax collector for over 5 years ago.
- XI. **Presentation and Discussion** – 2024 – 2025 Budget – Mr. Bonenberger reviewed the 2024-2025 budget that he will be presenting at the January 23rd Board meeting for a first review.
- XII. **New Business** - None
- XIII. **Old Business** – None

XIV. Courtesy of the Floor to Visitors - None

XV. Future Meetings – February 21, 2024

XVI. Motion to Adjourn

Dr. Laurel Erickson-Parsons, seconded by Dr. Shamim Pakzad, moved to Adjourn.

Vote: 4-yes, 0-no

Time 5:50 pm



- Disconnect existing piping
- Remove existing chiller using existing garage door for access
- Set up crane and new rigging outside of garage door
- Rig in new chiller and set on existing pad
- Pipe in new chiller with new piping
- Reconnect power to the chiller
- Insulate new piping
- Start up new chiller

Pricing and Acceptance

Saucon Valley School District

Site Address
Saucon Valley High School
2100 Polk Valley Rd
Hellertown, PA 18055

Price

Total Net Price (Including appropriate Sales and/or Use Tax, if required by law) \$384,312.00 USD

Financial items not included

- Bid Bond
- Payment and Performance Bond
- Guarantee of any energy, operational, or other savings

Respectfully submitted,

Frank Laster
Trane U.S. Inc.
Office Phone (610) 962-1600



Prepared For:
Saucon Valley School Dist

Date:
December 12, 2023

Job Name:
Saucon Valley HS

Proposal ID:
7552656

Delivery Terms:
Freight Allowed and Prepaid – F O B Factory

Payment Terms:
Net 30

State Contractor License Number:

Proposal Expiration Date:
30 Days

Scope of Work

"Scope of Work" and notations within are based on the following negotiated scope of work with Saucon Valley School District and based on the site surveys performed on 12/07/2023

Turnkey Installation of HVAC Equipment

- **Tag Data - Centrifugal Water Chiller (Qty: 1)**

Item	Tag(s)	Qty	Description	Model Number
A1	CTV-1	1	CVHE/F/G R-514A 200T-2000T (CTV)	CVHE045

Product Data - Centrifugal Water Chiller

Item: A1 Qty: 1 Tag(s): CTV-1

Standard ship cycle CVHE, CVHF & CVHG
 North America region
 Centrifugal liquid chiller with 3 stage compressor
 Compressor size: 450 nominal tons
 Adaptview controls
 Without enhanced electrical package
 Incoming line hertz: 60
 Compressor motor hertz: 60.
 Incoming line voltage: 460 volt
 Compressor motor voltage: 460 volt 3 phase
 Startup included - Trane Service must start equipment for warranty to be honored
 Compressor motor power: 358 kW
 Motor frame size: 440E
 Compressor impeller cutback: 233
 Standard cooling
 Evaporator shell size: 050 short
 Evaporator bundle size: 580 nominal tons
 Evaporator tubes: 0.75 inch (19.1 mm) dia. internally enhanced copper
 Evaporator tube wall: .025 inch (0.6 mm) thick
 Evaporator fluid type: Water
 Evaporator waterbox type: Non-marine
 Evaporator waterbox construction: Standard
 Evaporator water box passes: Two pass
 Evaporator waterbox pressure: 150 psig (1034 kPa)
 Evaporator waterbox connection: Victaulic
 Evap waterbox arrangement: in RH end - out RH end
 Thermal dispersion flow switch (IFM) - Field Installed (Field Installed)
 Condenser shell size: 050 short
 Condenser bundle size: 500 nominal tons
 Condenser tube: 0.75 inch (19.1 mm) internally enhanced copper
 Condenser tube wall: .028 inch (0.7 mm) thick



Condenser shell construction: Standard
Condenser fluid type: Water
Without condenser variable flow
Condenser waterbox type: non-marine
Condenser waterbox construction: Standard
Condenser water box passes: Two pass
Condenser waterbox pressure: 150 psig (1034 kPa)
Condenser waterbox connection: Victaulic
Condenser waterbox arrangement: in RH end - out RH end
Condenser waterbox hinge: both supply and return
Standard tube sheet construction
Thermal dispersion flow switch (IFM) - Field installed (Field installed)
Orifice size: 500 nominal tons
Agency listing: U.L / CUL listed
Factory performance test: Standard air run and vibration test
Selection tolerance: AHRI Standard tolerance
Mylar (plastic) logo
Factory testable - yes
Don't apply special ton tolerance
Don't apply special kW/ton tolerance
Shipping package: Domestic without skid
Liquidated damages delivery: No
Liquidated damages performance: NO
Without China Energy Efficiency
Without Acoustics
Unit option: Insulation package
No Requirement
Certified
Complies with ASHRAE 90.1 - 2007
Complies with ASHRAE 90.1 - 2007 Addendum M
Complies with ASHRAE 90.1 - 2010
No requirement
Complies with ASHRAE 90.1 - 2013
Operating Status
Complies with ASHRAE 90.1 - 2016
Generic BAS
BACnet
Without enhanced protection
R514 Refrigerant
Trane Supplied Refrigerant
Low Voltage Wye-Delta Starters
Starter type: Unit Mounted Wye-Delta
Starter maximum RLA: 346 Amps
Starter power connection: Circuit Breaker
Starter power connection maximum RLA: 320 Amps
Year 2nd-5th Parts Warranty Unit
1st Year Labor Warranty Whole Unit with Trane Supplied Starter
2nd-5th Year Labor Warranty Whole Unit with Trane supplied starter
1st year refrigerant quality warranty
2nd-5th year rfgt quality warranty

Mechanical Installation

- Recover refrigerant in accordance with EPA rules and regulations
- Disconnect power



Costars Vendor 509836

Nino Alagia 484.951.3498

PROPOSAL

January 29, 2024

Saucon Valley School District
2097 Polk Valley Rd
Hellertown, PA 18055
Attn: James Deegan

450 Ton Chiller Replacement

Removal and disposal of existing 450-ton Trane chiller. Includes disconnecting JCI controls, high voltage electrical chilled water and condenser piping, rigging, trucking and disposal.

Provide and install new York magnetic bearing 450-ton chiller with JCI fully integrated controls. Includes all labor and materials to complete a turn key installation. New chilled water and condenser piping and fittings from new chiller to existing butterfly valves. All high voltage connections included. Factory start-up included.

Included with this proposal:

- EBS Chiller Equipment Summary
- York 450-ton YMC2 Performance Data
- York 450-ton YMC2 Drawings
- JCI Chiller Integration Scope

***Lead time on this York 450-ton chiller is 11 and a half weeks

We Propose

Four Hundred Eighty Two Thousand Eight Hundred Eighty Eight - - - - -

482,888.00

Nino Alagia Vice President

Acceptance of Proposal



ENGINEERED BUILDING SYSTEMS

5930 Hamilton Blvd., Suite 109, Wescosville, PA 18106
P: 610-841-1515 F: 610-841-1736 E: tserwatka@ebshvac.com

January 18, 2024

To: ASL Mechanical
Attn: Nino Alagia
EBS JOB #: 2302-0343
Re: SAUCON VALLEY SD HIGH SCHOOL CHILLER REPLACEMENT 450-TON

Engineered Building Systems is pleased to offer the following equipment and services specified herein, at prices stated and in accordance with the TERMS AND CONDITIONS shown on the back of this letter.

EQUIPMENT SUMMARY

QTY	ITEM	TAGS
1	YORK Mag Bearing Centrifugal VSD Chiller	C-1

YORK MAG BEARING CENTRIFUGAL VSD CHILLER TAG: C-1

Furnish One (1) YORK YMC2 Mag Bearing Centrifugal VSD Chiller complete with the following Options:

- Current LEAD TIME: 11.5 Weeks, less freight
- York 450-ton YMC2 VSD, Oil-Less/Magnetic Levitated Bearing, Water Cooled Centrifugal Chiller
- R-134A Refrigerant
 - Variable Speed Driven Compressor capable of full modulation from 100% to 10%
 - Single Stage Direct Drive, M2 Motor
- Motor, 460 volts, 3 phase, 60 Hz
 - Motor Enclosure: Hermetically Sealed
- Variable Speed Drive with Filter
 - Circuit Breaker
- Refrigerant Isolation Valves
- Evaporator:
 - 10Ft Tube Length
 - Compact Water Boxes
 - Victaulic Grooved Connection.
 - 2 Passes
 - Flow Sensors, factory mounted and wired
 - Hinged Waterboxes on Both Evaporators for ease of serviceability
- Condenser:
 - 10Ft Tube Length
 - Compact Water Boxes
 - Victaulic Grooved Connection.
 - 2 Passes
 - Flow Sensors, factory mounted and wired
 - Hinged Waterboxes on Both Evaporators for ease of serviceability
- Controller:
 - NEMA1 Opti-View Graphic Control Panel
 - Factory Mounted and Field Commissioned Smart Equipment Board
 - BACnet/ModBus/N2 Gateway for Connection to Customer's BAS
 - Field Commissioning Labor for Connection to Customer's BAS
- Start-Up:
 - JCI Local Branch Factory Authorized Start-Up and Field Commissioning
- Unit Warranty:
 - 1-Year (18 Month) Entire Unit Parts and Labor Warranty (Including Refrigerant) (from date of shipment)
 - 5-Year (66 Month) Motor Compressor Warranty (from date of shipment)



Items for Field Installation:

- 1" Thick Neoprene Pad

Items NOT Included

- Form-7 Breakdown of or build of chiller to fit into freight door
- Any PAD extensions
- Electrical Upgrades
- Any and all DEMO or disposal of existing equipment or shipping skids
- Any and all Sheetmetal work
- Overtime for start-up. Start-up based on (Monday-Friday 7:00am to 3:30pm)
- Wiring for Connection to Customer's BAS
- Rigging, Hauling, Installation, or providing access for equipment
- Pressure gauges for chilled water lines
- Refrigerant Monitor or SCBA
 - Customer has existing R134a snifflers they can port off of
- Spring Isolation
- Evaporator Insulation or Insulation of Water Boxes
- Marine Water Boxes
- Valves for Vents and Drains
- Relief Piping, Hydronic Piping, or Pumps
- Occupancy Adjustments after completion of York's Chiller Start-Up
- Glycol or Chemical Feeder System, Expansion Tank, Air Separator, or Automatic Fill Systems
- PSA, Maintenance Agreement, or Extended Warranties other than listed

Thomas Serwatka
Sales Engineer
267.800.4406
tbserwatka@ebshvac.com

Pricing

Pricing

.....\$535,000.00

JCI Pricing has been prepared in accordance with COSTARS contract # 008-E22-975

Signatures

This proposal is hereby accepted, and Johnson Controls is authorized to proceed with the work, subject however, to credit approval by Johnson Controls.

This proposal is Valid for 30 Calendar days

Signature

Signature

Company: Saucon Valley School District

Name:

Name: Mark Weachock

PO #:

Phone: 484-707-1673

Date:

Email: mark.r.weachock@jci.com

CUSTOMER APPROVAL:

Please check the applicable box indicating Customer Purchase Order (PO) Requirements:

No PO Required Single PO Required for Initial Term Annual PO Required

Select this checkbox if you prefer paperless invoice delivery. Invoices should be emailed to the following Accounts Payable email address in Lieu of standard US mail (if applicable):

AP Email Address: _____



Proposal

Date: 1/31/2024

To: Saucon Valley School District
2100 Polk Valley Road
Hellertown, PA 18055
Attn: James Deegan

From: Mark Weachock
7310 Tilghman Street
Allentown, Pa 18106
Phone: 484-707-1673
Mark.r.weachock@jci.com

Project: CHILLER REPLACEMENT

Scope of Work

- Johnson Controls to furnish and install (1) York YMC2 Mag Bearing Centrifugal VSD Chiller.
 - Variable Speed Driven Compressor capable of full modulation from 100% to 10%.
- JCI will provide labor to shut down existing Trane chiller, recover and dispose of refrigerant charge and oil offsite.
- JCI to provide labor to disconnect chiller electrically and mechanically for preparation of removal.
- JCI to provide necessary rigging to remove old chiller off site and install new chiller.
- JCI to provide labor and material to reconnect existing mechanicals and electrical to new chiller.
- JCI to provide insulation to match existing only new piping installed.
- Johnson Controls to provide labor and material to disconnect and reconnect the control wiring for the chiller disable/enable control.
- JCI will furnish and install a network cable from the Chiller control panel to existing network located in chiller plant.
- JCI will provide the integration of the new chiller into the existing Metasys control system, includes the set-up, programming and commissioning needed. JCI will update the chiller graphic.
- JCI to provide factory startup.

Exclusions & Clarifications (applies to all sections)

1. Pricing assumes normal working hours, Mon-Fri, 7am to 4pm. Excludes all off-hours work.
2. Excludes furnishing and/or installation of the following **unless noted otherwise in this proposal**:
 - a. Fire Smoke Dampers (FSD), Smoke Control Dampers (SCDs) Fire/Smoke Detectors or associated power and control wiring
 - b. Control Dampers
 - c. Starters, Disconnects or Variable Speed Drives
 - d. Line-Voltage Thermostats, Thermal Switches or Pushbutton Switches
 - e. Lighting Integration or Lighting Controls
 - f. Line voltage power
 - g. Mechanical Equipment
 - h. Access Doors
 - i. Thermometers, Thermowells or Pressure Gauges
 - j. Control Valves
 - k. Airflow Measuring Stations
 - l. Metering Devices
3. Excludes all 120v power to controllers, transformers or any other applicable devices.
4. Excludes any demolition work unless noted otherwise in this proposal.
5. Low voltage cabling will be installed using plenum rated cables without conduit in concealed, accessible locations. Where exposed or subject to damage, EMT conduit will be used. This applies to all control work.
6. Excludes any work or services associated or connected with the identification, abatement, cleanup, control, removal or disposal of hazardous materials or substances, including but not limited to asbestos or PCBs.
7. Start-up and/or verification of factory-installed controls to be provided by others.
8. Excludes Mineral Insulated Cable or work associated with the installation, procurement or wiring of said cable.
9. Excludes Maintenance or troubleshooting not associated with the scope of work described above.
10. Excludes Air or Water test & balancing
11. Work associated with occupancy/motion detector(s)
12. Excludes 3rd Party Commissioning or commissioning assistance unless noted otherwise in this proposal.
13. Excludes liquidated damages.
14. All invoices are net thirty (30) days.
15. **Excludes any and all items not specifically mentioned in the document above.**
16. Excludes all taxes, permits, and fees.
17. Excludes any ceiling tile work including furnishing new, install or repair.

Feb. 15. 2024 9:46AM

No. 0051 P. 1



COUNTY OF NORTHAMPTON

DEPARTMENT OF FISCAL AFFAIRS REVENUE

NORTHAMPTON COUNTY COURTHOUSE
669 WASHINGTON ST
EASTON, PENNSYLVANIA 18042-7484
TELEPHONE (610) 829-6186
FAX NUMBER (610) 559-3723

DECEMBER 17 2023

DAVID J BONENBERGER
BUSINESS MANAGER
SAUCON VALLEY SCHOOL DISTRICT
2097 POLK VALLEY RD
HELLERTOWN PA 18055

RE: REPOSITORY SALE PROPERTY N7SE4 29 4 0719C
ERNY AVE

Dear MR. BONENBERGER:

I am writing to you regarding the above referenced property. As you are probably aware, this property was not sold at the 2000 Judicial Sale. As such, the above referenced premise is now being held in the County Repository. Pursuant to Sec. 627 of the Pennsylvania Real Estate Tax Law, the tax claim bureau may accept an offer of any price for a property held in the repository.

However, the 1998 amendment to Sec.627 now requires that before the tax claim bureau may sell the property from the repository, the bureau must first receive written consent for the sale from all taxing districts where the property is located. All taxing authorities will have 60 days from the date of this letter to evaluate the offer and approve or disapprove. Due to the passage of Act 33 on June 30, 2021, "if no consent is provided within the 60 days notice of the date notice was received by the taxing district, it shall be deemed that the taxing district consents to the sale of the property."

Please be advised that we have received a bid of \$1000.00 for the above referenced property. We have evaluated this offer and consider it to be a fair bid. Rather than incurring further liability for this property, it is the tax claim bureau's position that this property should be sold as quickly as possible.

Please provide us with your written consent to sell this property by FEBRUARY 24 2024.

If I can be of further assistance or if you have any questions, please call me at 829-6188.

Sincerely,

BERNADETTE KNECHT
REVENUE TAX SPECIALIST

[Home](#) [Property Records](#) [County Website](#)

Parcel

PARID: N7SE4 29 4 0719C
DANUBIO PETER & LINDA,

Owner

Multi-Owner

Residential

Commercial

Out Buildings

Land

Values

Homestead

Sales

Tax Information

Photos

Sketch

Map

