

**Plum Borough School District
Facilities Committee Meeting Minutes
August 2012**

Date: August 21, 2012

Time: 6:00 PM

Location: Board Room, Senior High School

Purpose: Discuss Facilities Matters for the Month of August, 2012

Committee Members: Mr. McMasters, Chairperson; Mr. Zucco and Mr. Dowdell, Committee Members

Administrative Representatives: Dr. Glasspool, Mr. Brewer, Dr. Rossi, Mr. Marraccini

Aramark Representative: Mr. Bob Holleran, Facility Director

Construction Representatives: Mr. Kevin Benzenhoefer, Russo Construction, Owner's Representative
Mr. Arnie Caffas, District Engineer

I. Call Meeting to Order at 6:11pm

II. Citizen's Comments:

A. On agenda Items

B. On non-agenda items

Mr. Jay White from Plum Borough Basketball Association asked about the use of Facility gyms for upcoming school year. He stated his group doesn't want to be "beholden" to the YMCA, and the use of gym time., He handed his Facility Usage application form to Mr. McMasters, and asked to to have the same amount of gym time as last year. He also asked about availability of the old Pivik gym. Mr. Drake said if Board decided to keep the old Pivik gym open for use, it will be with a fee, since staffing is not available. Mr. Holleran expressed concern for the use of the old gym, noting the cost of Custodial overtime, utilities, snow removal, and lack of security. Mr. McMasters said the Board is currently not accepting Facility Applications for old Pivik gym because of a lack of staff for that building. Dr. Glasspool asked that the PBBA "cross reference" with other groups' gym requests. He also noted that he will contact the Principals & PTA Presidents to remind them to schedule their school events in a timely manner to avoid conflicts with community groups request dates.

III. Agenda Action Items:

1. Recommend approval of Use of Facilities Applications as attached.

Committee Recommendation: Move to approve to Public Agenda

2. Recommend approval to renew Maintenance Agreement with McQuay Air Conditioning Company for District Centrifugal Chillers at a cost of \$10,500 annually. This is an increase of \$35.00 per month.

Committee Recommendation: Move to approve to Public Agenda

3. Recommend approval of the following Memorandums of Understanding:

- A. PBSB and the Plum Borough Police
 - B. PBSB and the Borough of Plum for the School Resource Officer
- Dr. Glasspool gave a brief explanation of the need for the Memorandums.*

Committee Recommendation: Move to approve to Public Agenda

4. Review and discuss/approve Elementary Construction /New Softball Field Invoices as attached for Nello, Massaro, Russo Construction, and Andrews & Price as attached.

A lengthy Board discussion was held about total costs of change orders, future costs of change orders, and issues with the Farmer who lives next door. Mr. Benzenhoefer said the up-to-date amount of change orders for the new Pivik project is just about \$100,000. He also explained the issue with the Farmer, and said it has been resolved. He also congratulated the Board for the new Pivik project, and for being "on time and under budget". Further discussion ensued about future change order costs, and The status of L.R. Kimball. Mr. Drake questioned the invoice for Massaro, who was terminated June 30th. The invoice amount may have to be pro-rated according to Mr. Marraccini.

Committee Recommendation: Move to approve to Public Agenda

IV. Informational Discussion Items:

1. Construction Updates:

A. New Pivik Elementary Project / Softball Field updates:

Mr. Benzenhoefer, Russo Construction – New Pivik Elementary School and Softball Field.

Mr. Benzenhoefer gave update: "welcome to new Pivik". Construction schedules will be shifted to 4-11pm starting on Monday August 27th, when students return. Final punch list being worked on. Softball Field is complete, Occupancy Permit issued by Plum Borough.

B. District Construction Update by Mr. Benzenhoefer:

- 1. Pay Applications
- 2. Change Orders

Mr. McMasters asked about status of the "Purple Monster". Fence at baseball field is repaired but no plans to re-mount Windscreen because of damage concerns. Further discussion took place amongst Board members and Mr. Benzenhoefer about costs to replace or modify fence to hold Windscreen. No decision made.

2. Update on additional parking spaces at High School.

Mr. Holleran said bids came in very high, and modified bids have been re-advertised. Update will be given at next Facility Meeting.

3. Center Gym wall leak repair costs.

Mr. Holleran discussed the potential costs of the Center Gym wall leak. Two plumbing companies have checked the problem; a third company will be contacted for a quote. Board will be updated at next Facility meeting.

4. Grandstand Erosion Project invoice update.

No new update- still in discussion with Rhino Corp.

V. New Business Roundtable

Mr. Caffas handed out informational sheets and gave update on bore samples and soil rock descriptions done recently at Adlai Stevenson. Discussion ensued among Board members, Dr. Glasspool, Mr. Caffas and Mr. Benzenhoefer about construction options in the future. Options discussed were:

- 1) Renovation of Adlai Stevenson(with closing of Holiday Park)*
- 2) Demolition of Adlai Stevenson(with closing of Holiday Park)*
- 3) Renovation of Adlai Stevenson and Holiday Park*

A lengthy discussed ensued among Board Members and Dr. Glasspool about the above options. Mr. Collela stated that he is in favor of demolishing Adlai and building a new elementary school that can hold students from both Holiday Park and Adlai. Mr. McMasters agreed with that option as well.

Dr. Glasspool said he will obtain estimates of demo costs for Adlai, Holiday Park, as well as Regency Park and old Pivik. The following items also need determined:

- 1) Property lines for Adlai*
- 2) How many bus runs needed to fit another school in to renovated or new buildings*
- 3) How many students new Pivik can take in*
- 4) Feasibility of one "6 run" elementary school*

Mr. Drake concluded by stating that a Board decision on school buildings is needed by the end of this year.

Mr. Price also addressed the issues pertaining to the potential sale of the old Administration building. He said the Borough has asked to re-zone the property to make the sale of the building more palatable. After some discussion about zoning variances and types, the Board approved the re-zoning of the parcel of land at that site.

Another discussion was held among the Board and Mr. Holleran about the use of the old Pivik gym. Mr. Holleran pointed out that there is no way to secure the gym area because of a lack of an existing security gate. Further discussion ensued about the costs associated with keeping the gym open for groups, the possible fees to be applied if it is open and amending Policy 707 in that event.

VI. Next Facilities Meeting: September 18, 2012

VII. Adjournment at 8:04pm