

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

Date: July 17, 2012

Time: 6:00 PM

Location: Board Room, Senior High School

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

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

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

Aramark Representative: Mr. Bob Holleran, Facility Director

Construction Representatives: Mr. Dennis Russo, Russo Construction, Owner's Representative
Mr. Arnold Caffas, Pa Soil and Rock, District Engineer
Mr. John Fusco, Nello Construction, Prime Contractor

I. Call Meeting to Order at 6:05pm

II. Citizen's Comments:

A. On agenda Items

None

B. On non-agenda items

None

III. Agenda Action Items:

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

Mr. McGough asked committee to waive policy for this coming weekend (July 21-22) so that the local American Legion baseball team can use the High School field for Tournament games. He submitted a Facility Application Request to Mr. Holleran.

Committee Recommendation: Move to approve to Public Agenda

A) YMCA subject to annual 3% increase (\$1100.00 fee for 2011-12 School Year)

After some discussion among Board members, about the amount of the increase, application was approved with a 3 % increase.

Committee Recommendation: Move to approve to Public Agenda with 3% increase

2. Recommend approval to renew Boiler Monitoring Agreement with Shultz Installation and Service Company for (old) Pivik Elementary for 2012-13 School Year at \$150.00 per month.

Mr. Drake asked if costs associated with the upkeep of old Pivik can be considered part of construction costs. After further discussion Mr. Marraccini said he believes the bond money was not intended for use with the old school, but he will get more info on this subject. Mr. Russo added that there is \$50,000 for transition to new school.

Committee Recommendation: Move to approve to Public Agenda

3. Recommend approval to purchase Tennant T3 Auto-Scrubber for new Pivik Elementary School from Janitors Supply Company in the amount of \$6376.33. This represents the lower of two quotes.

Some Board members had questions about condition of existing scrubber at old Pivik, whether it can be repaired and where it will be used. Hr. Holleran said it will be checked and possibly refurbished but new scrubber is needed for the new Pivik cafeteria and hallway floors.

Committee Recommendation: Move to approve to Public Agenda

4. Request permission to advertise/sell 21 sewing machines from Oblock Junior High (currently stored at Old Pivik Cafeteria).

Mr. Zucco questioned whether the machines can be purchased by Plum residents and what kind of condition they are currently in. Mr. Marraccini said most of the machines are in poor shape and need to be sold "as is" for a minimal cost. Mr. McMasters questioned why machines are being sold, since he is hoping to someday restore all elective programs that were cut recently. In that event, he questioned whether District would then have to purchase 21 new sewing machines. After further discussion, all members present agreed to only store machines and not advertise/sell.

Committee Recommendation: Table this item

5. Recommend approval to purchase Exterior Lighting Fixtures for Adlai Stevenson from Schaedler Yesco Distribution in the amount of \$5,637.33. This represents the lower of two quotes.

Mr. Holleran gave a brief description of added exterior lights and the location of new mounted fixtures.

Committee Recommendation: Move to approve to Public Agenda

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

Mr. Russo reviewed and fielded questions about invoices from Board members. He noted that Kimball is preparing final close out documents for the Softball field.

Committee Recommendation: Move to approve all construction invoices to Public Agenda

Questions arose about the status of the new Baseball field fence/windscreen. Mr. Russo said he was still gathering info on repair options, and that Kimball has stated that it was "unaware" of the placement of the windscreen on the fence when writing the specifications for the installation. After further discussion, Mrs. White asked the estimated cost of the repair. Dr. Glasspool said it was \$43,000 for repair/replacement, and that the cost is "unacceptable". Mr. Russo said to just repair fence, with no windscreen would only be about \$3,000. More options for fence to be explored and info will be discussed at next Facility meeting. Further discussion ensued amongst Board members, and a consensus formed to repair fence with no windscreen.

Committee Recommendation: Move to approve fence repair cost estimate of \$3,000 to Public Agenda

IV. Informational Discussion Items:

1. Construction Updates:

A. New Pivik Elementary Project / Softball Field updates:

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

Mr. Russo passed out updated reports on Pivik and Softball Field and reviewed with board. All change orders were also reviewed. A problem was discovered today with incorrect equipment installed for wireless hook up. Much discussion ensued among Mr. Russo, Dr. Glasspool and Board members. Total cost for change order estimated at \$20,000. Mr. Russo stated that “\$130,000 worth of IT equipment doesn’t match specifications” After more discussion involving logistics, Dr. Glasspool said change order for IT is crucial and is needed for opening of School.

B. District Construction Update by Mr. Russo:

1) Pay Applications

2) Change Orders

Move to approve to Public Agenda

3) Board Walk-Thru Items

4) Adlai Design Costs

Mr. Russo said a Design Team had been assembled by Mr. Arnie Caffas (District engineer) to discuss “basic needs” of Adlai School. A second Design Team was brought in by Mr. Russo to do an independent assessment. The result: both teams had identical matching points of school needs, and design cost was within \$3000 of each other. Asbestos Abatement must be added to design costs. Mr. Russo then presented two options for consideration:

1) Renovation of Adlai:

An almost “complete gutting” of the existing building is needed- new roof, HVAC system, ADA compliance installations, new restrooms, classroom doors/ windows, etc.

Also discussion of Demolition and rebuild a new elementary school took place.

2) Renovation of Adlai and a 35,000 square feet addition:

A complete renovation of Adlai with an addition that can house “5 runs” of students.

Dr. Glasspool said this is the last opportunity to discuss consolidation options. Mrs. White asked if this would mean closing Holiday Park. Dr. Glasspool said he wanted the Board to be aware of “options”. The hill behind Adlai is large enough to build on, pending core sample testing. Mr. Russo discussed “risk concerns” of Holiday Park. Option 2 is “viable” in his opinion, both “construction and cost-wise”. He is recommending 3 core sample borings be conducted on hill behind Adlai to see what fill is underneath the surface; these can be done by Pa Soil and Rock.

*There was further discussion about the number of students at Holiday Park and Adlai, and daily bus runs. Dr. Glasspool reiterated that he is not talking about closing any particular building, but wanted the Board to understand that **if** there is Board interest in “any deviation” from renovating Adlai Stevenson, Holiday Park and Regency Park, “now is the time” to consider it. Further discussion ensued amongst Mr. Russo, Dr. Glasspool and Board members about potential costs of construction, Plan Con and various logistics of renovation/construction.*

Mr. Marraccini gave an update of the District PlanCon application with the state:

District is still approved for PlanCon; If PlanCon is abandoned a new Feasibility and Energy Study would be needed for Construction; Pennsylvania is imposing an October 1st, 2012 moratorium on new applications ; a letter will be drafted and sent to state notifying them that the district is still interested in renovating, this will be for an indefinite amount of time.

Arnie Caffas handed out a Renovation Cost Report for Adlai Stevenson to all Board members and District Administrators. After a lengthy review of the report, Mr. Caffas gave an estimate of 4-5 million dollars for the Renovation Project.

Further Board discussion occurred among all members, Mr. Russo, Mr. Caffas, Mr. Holleran and Dr. Glasspool about potential renovation costs, issues, schedule time lines, number of bus runs, etc. Board members gave approval for Core Sample Study to be conducted by Pa Soil and Rock, estimate of cost of study is \$4000. Results will be shared at August Facility Meeting.

Committee Recommendation: Move to approve Core Sample Study/\$4,000 to Public Agenda.

3. Update on additional parking spaces at High School.

Mr. Holleran said bids will be opened for High School Parking Upgrade on July 25th, will forward bid cost amounts for Board review prior to July 31st Public Meeting.

4. Additional cost of Grandstand Erosion Project.

Mr. Holleran said Rhino Corp submitted an invoice for an additional \$2000 for additional labor not addressed in original scope of work. Mr. Caffas also addressed this cost, and said contractor did not follow all bid specs, and also the amount of square yardage was actually less than what was in bid packets. After some discussion with Mr. Russo, decision was made to set up a meeting with Rhino, with Mr. Russo's involvement.

V. New Business Roundtable

VI. Next Facilities Meeting: August 21, 2012

VII. Adjournment at 8:12pm