

BIG SPRING SCHOOL DISTRICT

Newville, Pennsylvania

BUILDINGS AND PROPERTY COMMITTEE MEETING MINUTES

MONDAY, FEBRUARY 1, 2010

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I. CALL TO ORDER

The Buildings and Property Committee of the Board of School Directors for the Big Spring School District met in the Large Group Room, Room 140, of the Big Spring High School at 6:30 P.M. with Robert Barrick, Chairperson, presiding. Eight (8) directors present: Robert Lee Barrick, Committee Chairperson; William Piper, Committee Member; William Swanson, Committee Member; Richard Roush, Committee Member; Wilbur Wolf, Jr., ex-officio Committee Member; Terry Lopp, Board Member; Tarin Houpt, Board Member; Richard Norris, Board Member.

Others in attendance: Richard Fry, Superintendent; Jeanne Temple, Assistant Superintendent; Kevin Roberts, Director of Curriculum/Instruction and Educational Technology; Richard E. Kerr, Jr., Business Manager; Rick Sample, Director of Buildings and Grounds; and Brenda Line, Board Minutes.

II. DISCUSSION ITEMS

A. 2010-2011 Energy Budget

Mr. Sample reviewed the 2010-2011 energy budget, and he noted that he is keeping a close watch on energy costs in the wake of deregulated electricity. Peak demand usage will now affect the electricity costs. So far the District has not had an electric bill with a full month of peak demand usage.

Energy costs and healthcare costs are two major items affecting the budget.

In response to a question from Chairperson Barrick, Mr. Kerr indicated that Champion, the District's electricity contractor, does not offer peak demand savings. Mr. Kerr added that the District is locked into the contract until November 2010.

**Big Spring School Board Buildings and Property Committee Meeting Minutes
Monday, February 1, 2010**

II. DISCUSSION ITEMS (Continued)

B. RFP Drafts – Commissioning

Mr. Sample indicated that the administration recommends that the Board put out an RFP to commission the electricity at the high school because the problems at the high school appear to be related to “stray voltage.” If that does not resolve the problems, the administration would recommend proceeding with HVAC commissioning at that time.

Mr. Fry added that the administration recommends that the Board proceed with trying to resolve the electrical issues, and he noted that the HVAC system was commissioned when the building was opened and significant corrections were made as a result of that commissioning.

Mr. Kerr indicated that he has samples of RFPs for electricity commissioning that can be adapted to fit Big Spring’s needs.

C. Updates on County Solar Panel Grant and Geothermal Loan

Mr. Kerr reported that Big Spring has both solar grants, \$45,000.00 apiece. Monthly reports are now due on those grants

The District could qualify for a geothermal loan at a low interest rate. No details are known at this point. Representatives from McKissick Associates are working on getting more information on this issue.

The District might not qualify for the loan because of achieving the LEED rating of silver instead of gold rating for Plainfield Elementary School; however, the building could qualify based on the LEED silver rating and the green design. The original application was based on the LEED gold rating. If the loan application is successful, the District could secure a \$180,000.00 loan at 1 percent, saving approximately \$4,000.00 a year over the life of the loan.

D. Newville and Plainfield Elementary School Project Documents – Mr. Kerr

Mr. Kerr reported that the PlanCon documents for the Newville and Plainfield projects from the January 21, 2010 special Board meeting have been corrected. The amounts budgeted for debt service for the projects remain unchanged, and the figures are included in the 2010-2011 proposed budget.

Mr. Kerr added that any extra debt service monies from the prior years would be included in the Capital Reserve Fund.

A small increase (0.01 mills) for technology borrowing is being considered; however, that can be accommodated in the budget without causing an increase in debt service.

Mr. Kerr indicated that the administration would formulate the RFP for construction document review. Mr. Fry indicated that several individuals have contacted the District looking for this type of work.

President Wolf asked Director Roush to provide names of reputable individuals or firms to which the District could send the RFPs for construction document review.

Big Spring School Board Buildings and Property Committee Meeting Minutes
Monday, February 1, 2010

II. DISCUSSION ITEMS (Continued)

D. Update on Demand Reduction (Act 129)

Mr. Sample provided the members of the Board of School Directors with copies of a document from ClearChoice Energy dated January 28, 2010. Please refer to the attached document.

Mr. Sample reviewed the document and indicated that, by contracting with ClearChoice Energy, the District could save approximately \$60,000 in 2010-2011, \$38,000 in 2011-2012, and \$46,000 in 2012-2013, for an estimated savings of approximately \$144,812 for this three-year period. This proposal is for informational purposes only, and the final terms are subject to a binding agreement.

Mr. Sample explained that contracting with ClearChoice would require the buildings to shut down during electricity brownouts to help meet the electricity requirements.

Cumberland Valley School District participated in the ClearChoice program last year.

In response to a question from President Wolf, Mr. Fry indicated that he is not aware that the District would have to shut down during a critical time. The shutdowns are primarily during the summer months during peak electricity use for air conditioning units.

Mr. Fry indicated that he has obtained Cumberland Valley's procedures for this program, and he added that the administration is comfortable moving forward with discussions with ClearChoice.

Chairperson Barrick indicated that this program is similar to the Adams Electric program where Adams Electric controls the electric water heaters in the homes of volunteer customers; however, the ClearChoice program would be on a much larger scale.

Mr. Sample indicated that his only concern is related to shutting down the power at Oak Flat Elementary School on a high-humidity day. Mr. Sample added he believes that the other buildings in the District could handle the total shutdown.

In response to a question from Director Piper, Mr. Sample indicated that following a shutdown, he would be required to re-set the Tracer Summit controls. Mr. Sample noted that he could perform this adjustment from his home or from the computer in his office.

Mr. Sample added that a total shutdown would require about 45 minutes of time to systematically shut down all of the equipment in the District.

In response to questions from Mr. Barrick and Mr. Norris, Mr. Sample indicated that he would investigate and determine if such a total shutdown would affect the information technology components in the District.

Mr. Fry indicated that he is preparing a list of questions to ask ClearChoice before making a recommendation to the Board.

In response to a question from Superintendent Fry, Mr. Wolf indicated that he believes the Board should at least investigate the possibility of contracting with a company that could save the District a significant amount of money each year.

**Big Spring School Board Buildings and Property Committee Meeting Minutes
Monday, February 1, 2010**

II. DISCUSSION ITEMS (Continued)

E. RFP - Roof

Mr. Sample indicated that he is gathering information to create a roof RFP to "take on the streets" in the next month.

F. Field House

Mr. Fry indicated that the administration continues to gather information with regard to field house enhancements.

G. Stadium Fence

In response to a question from Chairperson Barrick, Mr. Fry indicated that a new stadium fence was included in the District's five-year plan.

Mr. Barrick suggested that if a new fence is constructed, the Board should consider incorporating the fence around the old sewer area to provide additional space for the team meeting area.

Mr. Fry responded that this would be an option and that only a few handicapped parking spaces would be lost in the parking lot area with the relocation of the fence.

In response to a question from President Wolf, Mr. Fry indicated that the stadium fence is necessary to secure gate receipts as well as to deter vandals from destroying the scoreboards, light towers, and bleachers.

H. Mifflin and Frankford Facilities

In response to a question from President Wolf, Mr. Fry indicated that he would meet with representatives from Yellow Breeches and River Rock in the next six weeks to address the future of the Mifflin and Frankford facilities. Mr. Fry indicated that both parties are interested in taking possession of the buildings in exchange for student placement.

Mr. Fry indicated that the District solicitor prefers to place a dollar figure on the agreement instead of an exchange for education slots.

President Wolf noted that he appreciates that the solicitor works diligently on the District's behalf.

III. ADJOURNMENT

The meeting was adjourned at 6:53 P.M.



Robert Lee Barrick, Chairperson