

BIG SPRING SCHOOL DISTRICT

Newville, Pennsylvania

BUILDINGS AND PROPERTY COMMITTEE MEETING MINUTES

MONDAY, MAY 3, 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 6:31 P.M. with Robert Barrick, Chairperson, presiding. Seven (7) directors present: Robert Lee Barrick, Committee Chairperson; William Swanson, Committee Member; Richard Roush, Committee Member; Wilbur Wolf, Jr., ex-officio Committee Member; Terry Lopp, Board Member; Tarin Houpt, Board Member; and Richard Norris, Board Member.

William Piper, Committee Member, was absent.

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 Gilliam, Food Service Director; Rick Sample, Director of Buildings and Grounds; Rob Sellers, McKissick Associates; and Brenda Line, Board Minutes.

II. DISCUSSION ITEMS

Mr. Sample provided the members of the Board of School Directors with copies of a District Update addressed to Mr. Barrick from Mr. Sample dated May 3, 2010. Please refer to the attached document for this evening's discussion items.

A. Asbestos Bid for Newville Elementary School Please refer to Page 1 of the attached document.

The following additional items were noted with regard to the asbestos bid for Newville Elementary School:

1. Three firms completed the mandatory walkthrough prior to bid submittal. Two companies submitted bids for the approximately 3,000 square feet of asbestos tile removal; however, only one firm, Retro Environmental, Inc., responded to the addendum that requires two working shifts to complete the project as quickly as possible.

Big Spring School Board Buildings and Property Committee Meeting Minutes Monday, May 3, 2010

II. DISCUSSION ITEMS (Continued)

A. Asbestos Bid for Newville Elementary School (Continued)

2. Air monitoring typically costs 50 percent of the abatement cost.
3. Director Roush noted that this is an unreasonably low number of interested bidders, probably because of the design by Analytical Laboratory Services. Mr. Roush noted that \$3 a square foot is the going rate for asbestos abatement.
4. Mr. Sample indicated that another company's bid, offering no double shift, was \$13,800.
5. The job needs to be expedited so that the abatement is completed immediately when school is out of session so that interior work could be completed prior to the beginning of the new school year.
6. Areas slated for abatement include the custodial area/future bandroom/future large public bathroom, the office, and Classroom No. 9.
7. Mr. Roush indicated that the quick turnaround should not have caused the project to be bid so much higher than the going rate of \$3 per square foot.
8. In response to a question from President Wolf, Mr. Sample indicated that the building will not open in the fall unless this abatement is completed immediately following the end of the school year.
9. The McKissick firm had nothing to do with this bid.
10. Direct mailings to contractors were not done. The project was advertised in a construction journal and on a Web site.
11. The air monitoring is based on the hours of testing required.
12. Mr. Sample indicated that the \$26,300.00 is not a locked-in cost.
13. The air monitoring service is billed for time and materials.
14. Mr. Roush indicated that air monitoring is usually a flat fee from \$380 to \$450 a day. Shift differential could cost \$450, \$500, or \$600 on weekends.
15. Mr. Wolf indicated that the District appears to be between a rock and a hard place because the job cannot be re-bid in time to complete the project to open the school in the fall.
16. Based on past experience, Mr. Roush indicated that contractors do not find working with Analytical Laboratory Services a positive experience.
17. Mr. Sample indicated that Analytical Laboratory Services follows all federal standards as they interpret them.

Mr. Barrick indicated that it appears the Board has no choice but to proceed with the approval of the one bid.

Mr. Fry indicated that the administration would keep in mind for the future the information learned this evening.

B. Upcoming Projects

Mount Rock Elementary School Bathroom and High School Gymnasium Replacement

Please refer to Page 1 of the attached document and the document entitled "Capital Reserve + Project Funds Update" dated May 3, 2010.

**Big Spring School Board Buildings and Property Committee Meeting Minutes
Monday, May 3, 2010**

II. DISCUSSION ITEMS (Continued)

B. Upcoming Projects (Continued)

Mr. Kerr reviewed the attached document and explained the fund balances for the Capital Reserve Fund and the Newville/Plainfield projects.

The following additional items were noted:

1. McKissick Associates continue to work to remedy the middle school/DAO pump issue. The District may have to pay to replace a pump and/or parts of the pump and pay to rebalance the pump.
2. The Mount Rock Elementary School bathroom project must be bid as one project under the School Code; however, the administration believes it might be worth seeking an exception to this requirement. This request for an exception must be submitted by June 30, 2010, when the ability to seek an exception expires. An immediate concern is whether the District could put money in the Capital Reserve Fund to complete the Mount Rock Elementary School bathroom project. If the request for exception is successful, the exception would carry over into the following year.
3. The proposed gymnasium light replacement project is a "no-brainer," with a 1.33-year payback. Money for this project could be available from this year's General Fund.

C. General Fund Support of Newville/Plainfield Projects

Please refer to the attachment entitled "Capital Reserve + Project Funds Update" dated May 3, 2010.

The Newville and Plainfield invoices to date have been paid using the Orrstown Bank loan. Mr. Kerr explained that all General Fund and project accounts would be reconciled when the permanent financing for the Newville/Plainfield projects is approved.

D. Energy Use Update

Refer to Page 2 of the attached District Update.

Mr. Sample reported that the District's energy cost avoidance is approximately \$72,000 since July 1, 2009. An attempt is being made to provide a constant temperature of 75 degrees during warmer months.

E. Summer Hiring and Projects

Please refer to Page 2 of the attached District Update.

Mr. Sample indicated that he would be hiring one more young man to do heavy lifting for the summer work.

Mr. Sample indicated that the summer workers would set up for graduation both outside and inside, preparing for inclement weather.

In response to a question from President Wolf, Mr. Sample indicated that the "replace shed room (material on hand)" at Newville Elementary School involves putting roofing on one of the two sheds brought from Mifflin and Frankford Elementary Schools for additional storage at Newville.

**Big Spring School Board Buildings and Property Committee Meeting Minutes
Monday, May 3, 2010**

II. DISCUSSION ITEMS (Continued)

E. Summer Hiring and Projects (Continued)

response to a question from President Wolf, Mr. Fry indicated that the administration would ensure that the summer workers who provide skilled labor are trained in proper workmanship to avoid concerns similar to those in the courtyard area last summer.

F. Newville Project Update – Mr. Sample and Mr. Sellers

Mr. Sample offered a PowerPoint presentation with photographs from the Newville Elementary School project.

Mr. Sample noted the following:

1. The Newville project is proceeding as scheduled.
2. Sound abatement measures have been implemented to ensure that classes are not disrupted. The noisy work was suspended during school hours for PSSA testing days.
3. The old sewage building has been removed.
4. The subsurface water retention area under the future staff parking lot has been completed.
5. New walking trails are being installed.
6. The new entrance has been cut in, following receipt of the necessary PennDOT permits last week.
7. A leak was discovered in a water line from the road to the building, and the line has been replaced with modern materials

Mr. Sellers provided the members of the Board of School Directors with copies of a document entitled "Project Status Report to the Big Spring School District: Newville Elementary School Addition & Renovations." Please refer to the attached document.

Mr. Sellers reviewed the document and noted that, even with some unexpected delays in the receipt of materials, he expects that the project would be completed on time.

In response to a question, Mr. Sellers explained "through the wall flashing," a method of eliminating moisture that accumulates between the interior cinderblock and the exterior brick. The excess moisture is drained through hidden honeycombed drains to the exterior.

Mr. Sellers indicated that he is pleased with the continued coordination and cooperation among the prime contractors.

III. ADJOURNMENT

The meeting was adjourned at 7:08 P.M.



Robert Lee Barrick, Chairperson