

BIG SPRING SCHOOL DISTRICT

Newville, Pennsylvania

BUILDINGS AND PROPERTY COMMITTEE MEETING MINUTES

MONDAY, AUGUST 1, 2016

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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 6:00 P.M. with Robert Barrick, Chairperson, presiding. Eight (8) directors present: Robert Barrick, Chairperson; William Swanson, Committee Member; Wilbur Wolf, Jr., ex-officio Committee Member; William Piper, Board Member; Richard Roush, Board Member; Bob Kanc, Board Member; and David Gutshall, Board Member; Kingsley Blasco, Board Member.

Mr. Kanc arrived at 6:17 pm.

Mr. Kingsley Blasco arrived at 7:13 pm.

Absent: Todd Deihl

Others in attendance: Richard W. Fry, Superintendent; Kevin C. Roberts Jr., Assistant Superintendent; Vonda Kelso, Accounting Controller; and Carol Frace, Board Minutes.

II. DISCUSSION ITEMS

A. Roof Projects Update

Mr. Marc Harder and Mr. Ken Myers provided updates to the Board on the roof projects.

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[Presentation attached.](#)

- Reviewed ongoing repairs
- District Office – installed new drains to insure good drainage on the roof. Lower level roofs are completed. District Office is complete.
- Discussed change order for Mt. Rock – We have a change for more drain installation. We need to install three drains to ensure drainage is appropriate. The one drain that is there will be enlarged. The plan is to coat now in preparation for when the roof is replaced in the near future.
- Proposal for specification and inspection of Middle School Project in 17/18 – The Middle School is complete as far as the coating. The workers primed all the seams and then the coating was applied. All this work is in preparation for the roof replacement. The tires are in place to ensure roof adherence until project is completed.
- Review status of MTR/HS & OF

General Questions:

1. Mr. Fry stated the roof on the Middle School is 16 years old. It is just out of warranty. We have been struggling with this roof for at least two years. The High School roof was still under warranty when we did the work over the pool. There were some serious design issues and installation issues.
2. Mr. Piper inquired about the tires that were placed on the Middle School roof. What is blowing on that roof?
3. Mr. Wolf questioned the normal length of a commercial roof. What is considered a normal warranty? Can we expect 20 or 25 years from these roofs without a big problem?
4. Mr. Gutshall asked if there are enough tires on the roof to hold things down until we get to replace that roof. In my experience, you almost have to put them bumper to bumper. Once the wind gets under the roof it does damage. I am afraid if we have a real wind storm we might have a problem.
5. Mr. Fry informed the Board of School Directors that Tobie Wolf and Rick Gilliam can walk the roof before the next board meeting. We can make sure that we have enough tires to cover the roof from future damage.
6. Mr. Piper stated the supervision of the installation is a huge part of this project. Roofs should last awhile after the warranty before things go bad.
7. Mr. Fry informed the Board of School Directors that the Newville Project and the Oak Flat project are a test to what is working for us. We sit before you with this recommendation because it works.

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B. Review of Pedestrian Safety Project

Mr. Todd Trautz, Michael Baker, Int. updated the Board on the Pedestrian Safety Project with Penn Dot. Mr. Todd Trautz provided the latest construction drawings.

[Presentation attached.](#)

- We have spent the last two months working with North Newton, Newville Borough, and West Pennsboro Township talking about the improvements. We reviewed the design documents together. We submitted the environmental historical documentation to Penn Dot. We were asked to send letters to about 20 property owners that might see a change around their property. It might just be a sign, etc.
- School bus crossing at the driveway on Route 233. Even though we are changing the paint on the road, it will require highway occupancy permits.

General Questions:

1. Mr. Wolf inquired if submitting the permit has a 90 day review period.
2. Mr. Fry informed the Board of School Directors we get pretty consistent concerns from parents at Oak Flat concerning traffic pulling out onto Route 233. I feel that these changes are a proactive step in a good direction.
3. Mr. Piper asked if the area will be outlined that you want people to drive over.
4. Mr. Fry inquired if we still feel comfortable with a target date of next summer.
5. Mr. Barrick stated there are 28 pages of drawings if you want to look at the design that they are submitting.
6. Mr. Fry informed the Board we are in the agreement stage of the grant. We are not ready to begin construction but we are getting closer.

C. Initial Concept for Track

Mr. John Gazsi, Turk Track & Court provided information on the track project. Mr. Gazsi provided proposed drawings to the Board to review for the upcoming track project.

[Presentation Attached.](#)

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General Questions:

1. Mr. Fry informed the Board of School Directors that what the administration asked for are the alternates so that when we move forward the Board is able to consider all options. We are getting a track. It is up to the Board and community to consider if they want any other options like concession stand or buildings. These extras are not part of this process. The proposal is only for electricity, sewer, water and technology. We will gather prices for you to consider. We have only committed to the track.
2. Mr. Wolf inquired about the shot put, discus, and javelin and being part of the track.
3. Mr. Barrick stated the grading is the concern for the inside area of the track.
4. Mr. Fry stated we tried to make this field playable. We had a grounds man do a lot of work to make the fields playable. He was not able to make this area playable as in the original designs. We need to find what will make this soil work for us.
5. Mr. Wolf replied this field has different soil from anything else around. It is like concrete.
6. Mr. Swanson inquired that if we made this artificial turf what sports would benefit from it.
7. Mr. Fry stated that field hockey, soccer, and midget football would use this field.
8. Mr. Gutshall asked about moving the javelin across the road. Would that benefit us?
9. Mr. Barrick inquired about the wet lands area on the map. I thought we mowed that area. Is this really wet lands?
10. Mr. Gutshall questioned the grading and how deep the sloping would need to be.
11. Mr. Fry informed the Board of School Directors the current track will be the track of record for the 2017 season. The new track will be slatted to be completed for 2018. What we do with the current cinder track will need to be a discussion by the Board in the future after the new track is complete.
12. Mr. Barrick reminded Board Members the tentative proposed timeline is in agenda manager.

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D. Directors Update

Mr. Rick Gilliam, Director of Buildings, Grounds, and Transportation reviewed with the Board of School Directors the following:

- Summer retrofit & cleaning
- Stadium project - A new flagpole from the class of 2006 was donated. We need to discuss an update concerning the inlet riser. There is a precast concrete box that takes storm water. We need to add 4 inches to that area to make the grade more risible. We also need to review the parking lot area. We will probably go with a base coat on the areas we are doing new paving. Next summer the parking lot area is slated for a total overlay. Money to be saved at the stadium.
- MTR Fitness Center update - HVAC is complete. We are waiting on duct work. Plans to have it operational is set for the first week of August.
- HS Gym refinishing
- Misc. – Lockers in the pool area.
- MTR Paving Project update – Mr. Beaugrad has resigned. Project was completed today. Valley Quarries will address the problem with the water in front of the fitness center. The rains have made it easy to identify any issues or concerns.

General Questions:

1. Mr. Kanc asked if the original budget included both courses of pavement at the stadium.
2. Mr. Barrick inquired if the roof is completed at the stadium.
3. Mr. Barrick questioned if we have PPL scheduled to complete things at the stadium to take away the generators.
4. Mr. Barrick inquired who is putting the lines down in the new parking lot at Mt. Rock.
5. Mr. Wolf asked if it is bleeding up from under the macadam at Oak Flat.

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III. ADJOURNMENT

The meeting was adjourned at 7:21 P.M.

Robert Lee Barrick, Chairperson