

# **BIG SPRING SCHOOL DISTRICT**

**Newville, Pennsylvania**

## **BUILDINGS AND PROPERTY COMMITTEE MEETING MINUTES**

**TUESDAY, SEPTEMBER 5, 2017**

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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 L. Barrick, Committee Chairperson presiding. Eight (8) directors present: Robert Barrick, Committee Chairperson; William Swanson, Committee Member; Wilbur Wolf.Jr, ex-officio Committee Member; William Piper, Committee Member; David Gutshall, Committee Member; Todd Deihl, Kingsley Blasco, and Bob Kanc.

Absent – Richard Roush

Others in attendance: Richard W. Fry, Superintendent; Kevin C. Roberts Jr., Assistant Superintendent; Richard Kerr, Business Manager; Rick Gilliam, Director of Buildings, Grounds, & Transportation; and Carol Frace, Board Minutes.

### **II. DISCUSSION ITEMS**

#### **A. Presentations/Agenda**

Mr. Rick Gilliam, Director of Buildings, Grounds, and Transportation led a discussion with the Board of School Directors on the Newville Project, Project Funding, and Director Updates.

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**a. Newville Projects Update**

Mr. Chris Barnett from Crabtree, Rohrbaugh, & Associates Architects provided information to the Board of School Directors on the Newville Project.

General Questions:

1. Mr. Barrick inquired about the sidewalks in the front of Newville. Are you talking replacing all the sidewalks?
2. Mr. Barrick questioned the door in the multi-purpose room.
3. Mr. Barrick asked if the infill for the windows are cheaper than what we did at the Middle School and more energy efficient.
4. Dr. Fry informed the Board of School Directors that even with those new windows at the Middle School it is still a building that is a challenge HVAC wise.
5. Mr. Barrick asked if there is technology included with this contract.
6. Mr. Barrick inquired if we are looking at any touch tables.
7. Mr. Wolf inquired if the tables and chairs are flexible or are they stationary.
8. Dr. Fry reminded the Board of School Directors that a conference room is included with this project.
9. Mr. Barrick inquired where the serving area would be for the cafeteria.
10. Mr. Barrick questioned when this puts us out to bid and is it a good time to bid this project.
11. Mr. Kerr asked when bids would come back.
12. Mr. Kerr questioned the plan for the generators.
13. Mr. Kerr inquired about the water situation at the District Administration Office. Water is coming through the walls in the downstairs.

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14. Mr. Kerr asked about the storm water on the parking lot at the stadium.
15. Dr. Fry informed the Board of School Directors the blacktop was the next phase of the plan. Before we can replace the blacktop, we have to address the storm water.
16. Mr. Wolf inquired about in terms of dollars would it be more expensive if we put an infiltration bed in the upper field.
17. Mr. Barrick inquired about putting the water in the detention basin.
18. Dr. Fry reminded the Board of School Directors that the challenge with the water is it goes both ways from the middle school. We have not been able to get our arms around this situation completely.
19. Mr. Piper questioned the old practice field and if anyone knows what was used as fill for that area.
20. Mr. Barrick inquired how many houses we have to get past with the water.
21. Mr. Wolf asked about putting an infiltration bed down at the bottom.
22. Mr. Barrick inquired if we still have an old pipe from the old system that goes under the road.
23. Mr. Barrick questioned if we are going to infill the LGR room at Mt. Rock.
24. Dr. Fry informed the Board of School Directors that the LGR has to become useable rooms. We are just not sure what we are going to do at this point. This will need to be a discussion. This feeds into a timeline for reconfiguration at the elementary.
25. Dr. Fry reminded the Board of School Directors that when we did the Middle School renovations project it was a 12 million dollar project that the bids came back at 15. We had to defer 3 million dollars' worth of work. In time, we have had to try to catch up on the outstanding projects.
26. Mr. Barrick asked if it is possible to do a partial project with the pedestrian safety improvement grant.
27. Dr. Fry reminded the Board the bleachers will be delivered this Friday.

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**b. Projects Funding Update**

Mr. Rick Kerr, Business Manager provided information to the Board of School Directors on the funding of projects.

General Questions:

1. Dr. Fry reminded the Board of School Directors that these last two projects are all inclusive. There will be a Newville project and a Mt. Rock project. As we talk about this, it is two separate borrowings. Mrs. Kelso will take us through the financing of those two borrowings.
2. Mr. Blasco inquired if we are looking at tax increases every year for 2019, 2020, and 2021.
3. Dr. Fry informed the Board of School Directors that what we have been looking at all along is tax increase to the index as part of our 5-year budget model. This fits within that.
4. Mr. Kerr stated that EIT would be over again this year, which is good.
5. Mr. Barrick noted next year is the next big increase for PSERS. We get smaller increases after that, correct.
6. Mr. Blasco inquired the only thing that is out there that will change things is health care.

**c. First Capital Engineering Update**

Dr. Richard Fry, Superintendent updated the Board of School Directors on LERTA options. I would like the Board to review these options and we can talk about this in the near future.

General Questions:

1. Mr. Blasco inquired on how Penn Township reacted to this proposal.
2. Mr. Swanson questioned when the building is occupied it makes a huge increase correct.
3. Mr. Kerr reminded the Board that when the building is complete is the biggest increase.
4. Mr. Wolf asked if these warehouses are competing for eight other sites throughout the state.

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5. Mr. Wolf inquired what does front load mean.
6. Mr. Barrick stated that 10 years makes no sense to me. I might consider a three year. It would have to be front-loaded.

**d. Director Updates**

Mr. Rick Gilliam, Director of Buildings, Grounds, and Transportation updated the Board of School Directors on other projects.

- a. Pool Update
  1. Drained it.
  2. Acid washed it.
  3. Heated pool within 24 hours.
  4. New diving board.
  5. Repair the tiles around the pool.
- b. Newville Floors
  1. Abatement
  2. Concrete floor
  3. Carpet remnants
  4. Air quality tests was good.
- c. MS Roof
  1. Challenge with the weather
  2. Completion date middle of October
  3. White knight research
  4. Infrared scan
  5. High school concern
- d. Track & Field
  1. Final walk through last Friday.
  2. Finishing touches to be completed
  3. People using the track.
  4. Signs
- e. Track Bleachers
  1. Two sets
  2. Delivery is Friday.

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- f. Dectron Compressor
  - 1. Install unit three years ago
  - 2. Five year warranty
  - 3. Labor costs and some parts not covered
- g. Fire Alarm Issues
  - 1. Issues at Oak Flat
  - 2. Smoke detectors
  - 3. Honeywell cleaned detector heads

General Questions:

- 1. Mr. Barrick inquired if the carpet is for the kids to sit on.
- 2. Mr. Wolf asked if they plan to walk the entire roof.
- 3. Mr. Barrick questioned if we are going to have to put up caution tape for the crowds.
- 4. Mr. Kanc thanked Sam Sheeler for all his hard work.
- 5. Mr. Barrick stated that some districts get charged if they have too many false fire alarms. We are lucky here.
- 6. Mr. Kanc inquired why we were getting false alarms.

**III. ADJOURNMENT**

The meeting was adjourned at 7:14 P.M.

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Robert L. Barrick, Secretary