

# **BIG SPRING SCHOOL DISTRICT**

**Newville, Pennsylvania**

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

**MONDAY, JANUARY 18, 2009**

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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. Six (6) directors present: Robert Lee Barrick, Committee Chairperson; William Piper, Committee Member; William Swanson, Committee Member; Wilbur Wolf, Jr., ex-officio Committee Member; Terry Lopp, Board Member; and Richard Norris, Board Member.

Tarin Houpt joined the meeting in progress at 6:41 P.M.

Richard Roush, 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 Sample, Director of Buildings and Grounds; and Brenda Line, Board Minutes. Also present: Jim Lyons, April Messenger, and Vickie Wallick.

### **II. DISCUSSION ITEMS**

#### **A. Top Issues and Current Projects Update**

Mr. Sample provided the members of the Board of School Directors with copies of a five-page memorandum to Mr. Barrick, Buildings and Properties Committee Chairman, from Mr. Sample, dated January 18, 2010, regarding District Update Questions. Please refer to the attached document.

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**II. DISCUSSION ITEMS (Continued)**

**A. Top Issues and Current Projects Update (Continued)**

Mr. Sample reviewed the document and answered questions. The following items were noted in addition to the document:

**1. Middle School Masonry Work**

The masonry work at the middle school was completed in November 2009 by a local masonry contractor.

**2. High School Domestic Hot Water**

The administration is awaiting recommendations from Honeywell Energy Services regarding energy-saving tweaks to help streamline the hot water heating system at the high school. Refer to Pages 1 and 2 of the attachment.

**3. Paving**

Paving estimates have been received for the middle school, Mount Rock, Oak Flat, Mifflin, and Frankford schools. Refer to Pages 1 and 3 of the attachment.

**4. Field House**

For information regarding the field house at the football field, please refer to Pages 1 and 4 of the attached document. The cost for field house repairs is estimated to be \$14,300.00 if outside contractors complete the work (excluding partitions, fixtures, and tie-in to the borough water/sewer). The District could cut this cost by doing some of the work in-house.

The following items were noted during the discussion:

- The field house would be used only during rainy games. It is too small to accommodate comfortably the entire football team.
- Tents could be used until there is a permanent solution.
- The field house renovations would eliminate the need for portable toilets, and the payback could make the field house renovations worthwhile. Mr. Sample will investigate and report to the Board regarding the estimated payback.
- Restrooms in the field house would be ADA-compliant.
- The football team would use a field house for halftime but could use the general restrooms.
- The field house does not require heat.
- A pole barn with a gravel floor, with or without a restroom, could be constructed at the location of the former sewer plant to be used as a field house.

Mr. Fry indicated that the administration would begin to investigate the Board's suggestions.

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**II. DISCUSSION ITEMS (Continued)**

**A. Top Issues and Current Projects Update (Continued)**

**5. White Knight Coating and Roof Evaluations**

Refer to Page 1 and 5 for information regarding the White Knight coating recommended for extending the TPO roof life on the District's facilities.

Additional items noted:

- Mr. Sample will provide photographs of the areas suggested for White Knight application.
- Applying White Knight does not void the roof warranty; however it extends the life of the roof. The product warranty is five years, extendable to an additional five years with product representative inspection.
- White Knight has an 85 percent higher reflection rate compared with the existing roof surface, and it is UV-resistant. It protects the flashing that begins to shrink because of UV exposure.
- Tremco Roofing and Garland Company are two contractors being considered for roof evaluation. Tremco would charge \$3,250 to assess the District's roofs and provide a 5- to 15-year comprehensive plan for those roofs. Garland would assess the roofs free of charge; however, they do not provide the long-term comprehensive plan for the roofs.
- CV and Hershey have had negative experiences with Tremco, while other districts have had positive experiences with the firm. The administration is not aware of negative reports about Garland.
- Both Garland and Tremco would have specified products they recommend.
- Mr. McKissick considered Garland for the proposed new Plainfield facility roof. Many of Garland's roofing systems have LEED capabilities.
- It would be in the District's best interest to have a comprehensive roof evaluation completed so that the roofing projects could be included in the 10-year capital plan.
- The District does not have the capability to do the roof evaluations in-house.
- Mr. Fry indicated he would email several building managers to determine the companies that area districts have used for comprehensive roof studies.
- At this evening's regular meeting, the Board will vote whether or not to authorize the administration to seek a Request for Proposal (RFP) for a comprehensive roof evaluation of the District's buildings, excluding Frankford, Mifflin, and Plainfield schools. Refer to the regular meeting minutes, XV. COMMITTEE REPORTS, D., Buildings and Property Committee, #1.

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**II. DISCUSSION ITEMS (Continued)**

**B. Mifflin and Frankford Possibilities**

Mr. Fry reported that he received positive feedback after speaking with representatives from River Rock and Yellow Breeches regarding the possibility of those entities buying the Frankford and Mifflin buildings based on an agreement in the range of 10 to 15 years' worth of "education slots." Any agreement would include the entities assuming total care of the building, including HVAC, utilities and maintenance.

Mr. Fry indicated that he would provide information as it becomes available. Negotiations could begin in March 2010. Any sales agreement would include a reverter clause.

The District solicitor has not been involved in discussions to date.

**C. Demand Reduction Act 129 of 2008 and District Energy Consumption**

Demand Reduction Act 129 of 2008 is a law requiring energy companies to reduce the energy consumption amount sold to big industries. Components of the Act encourage businesses to shut down during brownouts, with a two-hour notice. The entity would be paid for shutting down. Cumberland Valley School District participated in such a plan during summer brownouts.

Participants take no risks if they cannot reduce consumption in an emergency situation. There is a monetary incentive to be part of the program, but estimated savings are unpredictable for Big Spring at this time.

Mr. Sample has a copy of CV's procedures for participating in the program, and he plans to attend a meeting on Friday, January 22, 2010, that addresses this issue.

Mr. Sample provided the members of the Board of School Directors with copies of a six-page document that outlines the District's electric consumption by building and avoidance savings for 2008 and 2009. Please refer to the attached document.

From July 1, 2009, to the end of December 2009, the District had \$59,016 in energy avoidance savings.

Information regarding electric consumption is posted on the District's Web site by the 7<sup>th</sup> of each month.

Mr. Sample will continue to track savings under deregulation and report to the Board.

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**II. DISCUSSION ITEMS (Continued)**

**D. High School Building Commissioning**

Chairperson Barrick reported that there have been numerous problems and complaints related to the fluctuating temperatures in the high school. Mr. Barrick indicated that it is clear that energy is being wasted, and he encouraged the Board to consider the inclusion of high school building commissioning in the five- or ten-year plan.

Mr. Barrick noted that Plymouth Whitemarsh High School saved a significant amount of money in the first year after their building commissioning was completed. In that building there were valves not open after seven years of building occupation.

Mr. Barrick indicated that he does not believe the high school building is functioning the way it is supposed to function.

Director Swanson indicated that in addition to just valve adjustments, the District could discover that the problems are costly and prohibitive to repair.

Mr. Swanson noted that he would prefer not to spend money on building commissioning and then discover that the District cannot afford to repair the problem areas.

Mr. Barrick noted that, in his opinion, the District "can't afford not to fix" the problems.

In response to a question from President Wolf, Mr. Barrick indicated that building commissioning for the high school would cost between \$100,000 and \$200,000 and that it would take six to nine months to complete. Building commissioning work would be completed both on weekends when the building is unoccupied as well as during the week when the building is occupied.

Mr. Barrick stated, "The building is not working as it is designed. We are heating and cooling the same space at the same time, and this makes no sense."

Mr. Barrick added that the sooner the District starts the building commissioning, the sooner the savings would be realized.

Mr. Fry indicated that he believes some of the problems could be associated with the electrical system, and he added that he does not know how big the problem is. Some items maybe not be working to peak, and some items may not be working at all.

Mr. Sample indicated that he has spot-checked the high school on weekends and found areas commanded on occupied status when they are unoccupied.

Mr. Sample indicated that such occurrences require manual override to place the area in unoccupied status.

Mr. Sample added that the physical education wing has had issues with staying cool, and he noted that area is "hot, no matter what we do." Mr. Sample indicated that the building is a "big, complicated system."

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**II. DISCUSSION ITEMS (Continued)**

**D. High School Building Commissioning Update (Continued)**

In response to a question from Director Piper, Mr. Sample indicated that Barton Associates did commission the high school's HVAC system; however, it would have been prudent to have other issues commissioned as well, especially the electrical system.

Mr. Fry added that he believes the HVAC system is "not getting the juice it needs."

Mr. Sample indicated that for the frequency drive to go out on three rooftop units in five years, something must be wrong, and he added that something simple could be "way out in a unit."

Mr. Barrick suggested that the Board direct the administration to add high school building commissioning to the capital plan.

Mr. Fry indicated that he would prefer to have expert support to write a request for proposal (RFP) for high school building commissioning appropriately. Mr. Fry indicated that writing the RFP does not have to cost the District money. The administration could research this and report to the Board.

The Board addressed this at this evening's regular meeting, XV. COMMITTEE REPORTS, D., Buildings and Property Committee, #2.

**III. ADJOURNMENT**

The meeting was adjourned at 7:10 P.M.



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Robert Lee Barrick, Chairperson