

BIG SPRING SCHOOL DISTRICT

Newville, Pennsylvania

BUILDINGS AND PROPERTY COMMITTEE MEETING MINUTES

MONDAY, OCTOBER 7, 2013

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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 Swanson, Committee Member; Wilbur Wolf, Jr., ex-officio Committee Member; Richard Norris, Board Member; David Gutshall, Board Member; William Piper, Board Member; John McCrea, Board Member; and Kingsley Blasco, Board Member.

Kingsley Blasco arrived at 6:02 pm.

William Piper and Richard Norris arrived at 6:05 pm.

John McCrea arrived at 6:14 pm.

Absent: Richard Roush.

Others in attendance: Richard W. Fry, Superintendent; Jeanne Temple, Assistant Superintendent; Rick Gilliam, Director of Buildings, Grounds, and Carol Kuntz, Board Minutes.

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II. DISCUSSION ITEMS

A. ESCO Update - Honeywell

Mr. Fry informed the Board that Mr. Patrick Salmon from Honeywell is here tonight to give a presentation to the Board. The Honeywell Team includes Patrick Salmon, Paul Yingling, John Topmiller, Tony Brum, and Matt Eck.

1. The guaranteed energy savings contract process was discussed.
2. A complete timeline to complete all projects is included in your packet. Honeywell would like to make a recommendation to the Board at the December 3, 2013 Board Meeting. The contract approval would be slated for the December 16, 2013 Board Meeting.
3. Honeywell detailed an initial outline of the project. Details were provided to the Board.
4. The current issues that will be addressed will be the fire alarm system, compensators at Oak Flat, and commissioning at the High School.
5. Barton has identified two buildings with urgent needs. The Fire Alarm System at Oak Flat and the Middle School need immediate attention. Both the High School and Mt. Rock have the same fire alarm system as the Middle School.
6. The District Wide upgrades will be key decisions for the Board.
7. Questions on the presentation:

Mr. Wolf asked when the panel is switched and the bells stop ringing how long before the system works again.

Mr. Fry stated that there is a bell at the beginning of the day and a bell at the end of the day. We can make things work until the summer when they will redo the system. The intercom system will still be in full operation.

Mr. Salmon informed the Board that the only thing that will be affected is the bells to change classes. This will not affect the elementary schools.

Mr. Fry told the Board that they will have a menu to prioritize items. The Board can pick one, none, or all the items on the menu. You will control the projects.

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A draft copy of a letter of intent was submitted to your school solicitor. There is a break fee that covers the engineering cost that goes into the project. If the Board doesn't move forward with the projects, the break fee will cover the cost to redo the fire alarm system.

Mr. Barrick asked if they could cover the timeline.

Mr. Salmon reminded the Board that a complete timeline is included in your packet on the left hand side.

Mr. Wolf asked when the next decision making process would be.

Mr. Yingling stated the end of the month the scope will be development and ready to present to the Board for the November 4th meeting.

B. Update on Projects

1. MS Windows Project – The punch list is complete with the exception of blinds at the District Office and black-out shades for the Middle School TV Studio.
2. Middle School Fire Alarm System – There is a problem with the Middle School Fire Alarm System that needs addressed in the very near future.
3. Hot Water Heater/UV Light – All H2O heaters are installed and operating. The UV light is installed and functioning at the pool.
4. Middle School Pipe Insulation – All identified pipe insulation has been removed and replaced. The tunnel has been thoroughly cleaned. The last issue is to address the moisture problem. Three options are included in your packet.

There was a discussion on the options that the Board can consider to correct the moisture problem.

5. Stage Floor – All repairs have been completed and the stage is back in full operation.

Mr. Fry informed the Board that procedures are now in place to ensure the proper usage of the stage so that the repairs will last a very long time.

6. Classroom ceilings at the Middle School are being discussed with Tobie Wolf as a future capital project.

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7. Blacktop Renovations are a future project that will need to be addressed. Areas of concern are the Middle School, District Office, Mt. Rock, and Oak Flat. Estimated costs are included in your packet.
8. The roof over the pool and the mechanical room is in need of immediate repair at the High School. There is a structural deficiency in the roof. This is the second time since the roof was installed that we have had issues. The roof was installed in 2003 and has a 15 year warranty from Carlisle Syntec.

Mr. Fry stated this just came up last week. This is the entire roof over the pool and the mechanical room. It is a very large area. The Board may have to seek legal advice to help resolve the problems.

The Board had a discussion on the High School Roof and how to proceed with resolving the issues. Mr. Fry will be collecting additional information for the Board.

C. Update on Safe Routes

1. The contracts were signed last week. A pre-construction meeting was requested by Penn Dot. Johnson Mann will schedule a meeting within the next week.

III. ADJOURNMENT

The meeting was adjourned at 6:51 P.M.

Robert Lee Barrick, Chairperson