

# **BIG SPRING SCHOOL DISTRICT**

**Newville, Pennsylvania**

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

**MONDAY, OCTOBER 3, 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; Bob Kanc, Board Member; Richard Roush, Board Member; William Piper, Board Member; Todd Deihl, Board Member; and David Gutshall, Board Member.

Todd Deihl and Bob Kanc arrived at 6:05 pm.

Absent: Kingsley Blasco

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

### **II. DISCUSSION ITEMS**

#### **A. Big Spring School District Pedestrian Safety Improvement Updates**

Mr. Todd Trautz, Michael Baker International provided updates to the Board on the Penn DOT Grant and the Pedestrian Safety Updates.

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[Presentation attached.](#)

There were 4 construction cost scenarios discussed with the board. These 4 scenarios will provide the School District the most improvements while maximizing the grant amount but no exceeding it.

**Scenario 1:** Reflects everything we have designed to date

**Scenario 2:** Keeps the 4 existing bus crossing warning devices and 2 school 15 mph devices (along Mount Rock Road coming from Newville and the one near the football stadium)

**Scenario 3:** Removes the 2 speed humps, pulls back the paving limits as a result, and assumes the existing section of sidewalk between the admin driveway and the middle school remains as is.

**Scenario 4:** Kind of a blend of scenario 2 and 3 except the bus crossing devices at Oakflat will be replaced, the 2 school 15 mph devices I noted will be replaced, and sidewalk link I mentioned would get replaced. Essentially no speed humps and the bus crossing devices at the eastern high school driveway would remain.

Mr. Trautz prefers scenario 4. There are other options to get the cost down but these are the ones most feasible and still produce a project that delivers on the goals of the grant.

General Questions:

1. Mr. Kerr inquired about section 4 with the \$43,000 sidewalk. Where is this located and why is this the most expensive?
2. Mr. Piper asked about section 1 sidewalk. We already have a sidewalk at this location between the middle school and district office.
3. Mr. Fry informed the Board of School Directors the sidewalk that is there was put in 12 years ago. It is not wide enough and not handicap accessible. It will need to be brought up to code.
4. Mr. Gutshall asked if that sidewalk is in good shape. Could we add on to the sidewalk and make it wider?
5. Mr. Wolf inquired about the signal devices that are in the package to be replaced. What is the advantage of the new devices/signs? What people are looking at will not be that much different?

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6. Mr. Barrick informed the Board of School Directors that the new devices would be LED lighting and solar powered. They would appear brighter.
7. Mr. Fry inquired if we did scenario 2 and kept the current sidewalk at the Middle School that goes to the Administration Office we would be at the original cost of the grant.
8. Mr. Gutshall stated we can always come back and replace that sidewalk later.
9. Mr. Fry cautioned the Board that right now there is an MOU with West Pennsboro Township and the Newville Boro. In time, I don't know that this will be there. This agreement expires December 31, 2016. The speed control for this section of highway will be left to the State Police.
10. Mr. Wolf feels there is no need to take out the speed bumps. There are other things that can be adjusted.
11. Mr. Barrick informed the Board of School Directors that we are going to have more pedestrian crossing in that intersection once the track is in place. I am concerned about the safety at that intersection and the sidewalk. I can live with the lights that exist but we really need to look at the safety of the people using that intersection.
12. Mr. Fry stated in the future we are going to be looking at a 7 through 12 crossing. As we look to make the back end flexible academically, I think what future boards will see is Middle School students walking to the High School as well. As we look to do this, we will not do it on line. We will have similar schedules and students walking.
13. Mr. Barrick inquired if we can make up our mind later after bid. Can we pick and choose or put things in as alternates?
14. Mr. Barrick stated that scenario 2 seems to be best with alternates for anything else we might want to add. Is everyone ok with this and does it make sense?
15. Mr. Fry state that gets us where we need to be.

**B. Membrane Roofing for the Middle School**

Mrs. Janial Mack, Carlisle Construction Materials and Mr. Scott Bothe, Commercial Roofing Solutions provided updates to the Board on the Middle School roofing project.

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Carlisle Construction Materials provided information to Board members concerning their product with a thirty year warranty, single ply roof, EPDM 30 mill white membrane for the Board to review and consider.

### **General Questions:**

1. Mr. Wolf asked if this is a different membrane. Are you comparing that to the roof?
2. Mr. Roush questioned what the membrane at the high school was used and why it failed.
3. Mr. Fry informed the Board of School Directors that you are looking at a built up roof. The middle school roof is a flat roof. The project that we are looking at going out to bid with is a built up roof.
4. Mr. Wolf asked if we have two inch hail would the damage be covered under warrant.
5. Mr. Piper questioned the information provided by the roofing consultant.
6. Mr. Wolf asked about the base material that will be used on the roof.
7. Mr. Kanc question if this is a hot system not a cold system. He asked if labor and materials are covered in the warranty.
8. Mr. Fry informed the Board of School Directors the difference to what we have on our roofs and what is being presented to us is the thickness of the ply.
9. Mr. Tobie Wolf stated we don't have any 30 year membrane roofs in this district. What Carlisle Construction Materials is describing we don't have in the district.
10. Mr. Piper inquired what slope you need to have on this roof.
11. Mr. Barrick questioned how high it would need to be built up on the edges to get the slopes you need.
12. Mr. Barrick stated we have several wind problems. We have a roof that is being held down with tires. We are not very happy with that. What can you possibility do to prevent that from happening again?
13. Mr. Fry informed the Board of School Directors that the warranty side of the edging on that roof is a concern. The wind caused the damage to the roof. The warranty did not apply.

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14. Mr. Wolf asked how much added cost are you talking about for this roof.
15. Mr. Barrick inquired how the tapered insulation would be adhered to the roof. Would it be hot or cold?
16. Mr. Kanc stated if he is correct that Carlisle is offering all the membrane for the roof. If we are asking about the 30 year membrane, would that cover the MS roof?
17. Mr. Tobie Wolf calculated this would be about half of the membrane needed for that roof.
18. Mr. Barrick inquired if the membrane would be black or white. Which membrane wears better the black or the white? Black heats up our buildings correct.
19. Mr. Kanc asked if there is more maintenance with white roof. Our staff would have to shovel the roof when it snows?
20. Mr. Kerr informed the Board of School Directors that the school solicitor has concern about a "free offer". The school code was set up to not allow any favoritism and everything has to go to public bid for the lowest bid. It would be a monumental task to figure out how to make this legal to bid this.
21. Mr. Kanc inquired from a labor standpoint both systems are still being tapered, still doing the edge metal from a labor standpoint we are comparing a single ply membrane versus a built up system that will have several plies. Shouldn't there be a distinct difference in the two roofs.
22. Mr. Kerr replied the built up roof will cost more. It will be more expensive than the \$57,000 or the figure quoted.
23. Mr. Barrick inquired if they have any single ply membrane roofs that have been in service for 30 years. Can you give us a list for references? I am hearing way too much about single ply membrane roofs. I am concerned if we have leaks. What happens that the roof goes bad during that 30 year period?
24. Mr. Wolf stated that we would have to raise the edges four inches with this system.
25. Mr. Piper questioned if we could put either roof on the Middle School.
26. Mr. Barrick stated the old style roofs were designed to hold the water.
27. Mr. Wolf questioned if the built up roof has drainage as well.

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28. Mr. Piper inquired the maximum life expectancy of the roof.

29. Mr. Wolf questioned what is the most likely cause of a roof to fail.

**C. Track Project**

Mr. Fry updated the Board of School Directors on changes being proposed to the track. The track is moving forward. We are looking at a six lane track. More information to the Board will be coming in the near future.

Specific questions:

1. Mr. Barrick inquired if we are talking a six lane track with eight lane straight away.
2. Mr. Fry informed the Board of School Directors that the track coaches came forward about making a change to six lane all the way around. The eight lane would only be used for one or two events. It would not be money well spent.

**III. ADJOURNMENT**

The meeting was adjourned at 7:03 P.M.

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Robert Lee Barrick, Chairperson