

SALISBURY TOWNSHIP SCHOOL DISTRICT

Building & Grounds Subcommittee Meeting Administration Building, Monday, October 24, 2005 – 7:00 P.M.

Board Members Present: Mrs. Feinberg, Mr. Gatanis, Mr. Giordano, Mr. Mantz, Mrs. Miller, Mr. Pauloski, Mr. Reinsmith

Board Members Absent: Mrs. Gibbs, Mr. Steidel

Administrators Present: Mrs. Famularo, Mr. Shankweiler, Mrs. Wright

I. Call to Order

The meeting was called to order by Mr. Reinsmith at 7:05 p.m.

II. Approval of Minutes

Mr. Giordano questioned the Carbon Lehigh Intermediate Unit increase for services of 50%. Mrs. Famularo clarified that the IU did increase their services by 50% which brought the cost to 1.5 million over last year's cost of 1 million. This increase was approved in the budget.

Motion by Mr. Giordano, seconded by Mr. Mantz to approve the minutes of June 1 and June 13, 2005-Budget Subcommittee Meeting and June 13, 2005–Building & Grounds Subcommittee Meeting. The motion was carried 7-0.

IV. New Business (taken out of turn)

1. High School Air Conditioning

Mr. Haller of D'Huy Engineering presented proposal to perform a feasibility study on the existing chiller at the high school. The proposal listed an outline of comparison studies on the air conditioning at the high school to the Board. There are several options available. The first option would be to repair the existing chiller. The second option would be to replace the existing chiller in kind with either an outdoor chiller package or remote indoor evaporator. The last option would be to replace the chiller with surplus capacity to accommodate various air conditioning scenarios associated with the existing Gymnasium Wing with either an outdoor chiller package or remote indoor evaporator.

The feasibility study will give detailed information in regards to the comparison between the options and estimates for each after looking at the design of the building. A schedule will be done by D'Huy after the Board decides which option to go with.

An outline will be completed with the schedule of preparing construction documents and bidding process; which would be coordinated with Board meetings. Mr. Haller stated that bids would be received by March or April so that the project could begin the day after school lets out for the summer.

The Board decided not to consider repairing the existing chiller in the study but requested that the study include adding air conditioning to the administration area.

A motion to approve the feasibility study will be on the November Board meeting with an effective date of October 24, 2005. The cost of the study is \$5,700.00. D'Huy will be present at the November 21st Building & Grounds meeting with the results of the study.

Mrs. Wright and Mr. Shankweiler thanked Mr. Haller for the work that he did on the middle school project and following through with all the contractor to maintain the deadlines.

III. Old Business

1. Projects Plan Review

Mr. Haller updated the Board on the allowances and Change Orders from each of the contractors for the middle school project. The allowance for each contractor was included with each bid and was part of the overall cost of the project which was board approved to each contractor. The total allowance allocated for the project was \$158,200.00; the total allowance plus change orders was \$154,112.54; the net difference is \$4,087.46 which will be a net deduct.

IV. New Business (taken out of turn)

3. Middle School Extended Warranty on Air Conditioning

Mr. Shankweiler presented the Board with a copy of the maintenance agreement from Trane for the chillers at the middle school. A five year contract would cost \$27,586.00. The proposal would include quarterly chiller reading, cleaning of the coils, and maintenance on the chiller which includes parts and labor. Mr. Shankweiler recommended having Trane check the system before or shortly after startup in the spring. This service call cost will only include time to check the system and not parts or labor. Mr. Giordano suggested having someone with technical knowledge review the agreement before making a final decision. After discussion, it was decided not accept the proposal from Trane but to have Mr. Shankweiler contact Trane annually to have the system checked.

III. Old Business

2. Drain Under High School Cafeteria

The drain under the high school cafeteria has been backing up and filling up in the pit. Mr. Shankweiler had Roth Mars look at the problem a few months ago to get a price on a system which would correct the water problem. The proposal that was received from MKSD Architects was for preparation to bid this scope of work, not for a new system.

It appears that this could be an architecture design problem. The documents will be sent to Atty. Domenic Sbrocchi to review and advice on action to be taken.

Mr. Gatanis stated that the water needs to be stopped from getting in by grading or other means. Mr. Gatanis will meet with Mr. Shankweiler to research the design and water problem.

Mr. Shankweiler will contact Jack Desman's; Clerk of the Works, to locate any built plans or other design documents and specs.

IV. New Business

1. High School Air Conditioning (taken out of turn)

2. Middle School Sink Hole

The assumed sink hole next to the tennis court was investigated by Beck Plumbing under the supervision of Advantage Engineering and found to be a void. Another hole opened up on the Westside to the building and after some excavating was completed it was discovered that it was next to concrete which was poured for an old sink hole. This hole was filled with a flowable fill and checked by Advantage Engineering to find that it is now stable.

Mrs. Famularo will check to see if Sink Hole Insurance is available at the request of Mrs. Feinberg.

3. Middle School Extended Warranty on Air Conditioning (taken out of turn)

4. Signage at WSE

Mr. Shankweiler was contacted by Ms. Deeb, that on several occasions, athletic busses from other school district are driving into Western Salisbury Elementary and discovering that it is the wrong building. They are then driving around the back and over the grass to enter the middle school parking lot. Mr. Shankweiler requested that signs be posted before the parking lot at WSE stating that no busses are allowed beyond this point. The Board approved the purchase of signs to be posted at Western Salisbury Elementary.

5. Long Range Plan

Mrs. Wright stated that a study was completed in 2002 by PHM Associates - Phil Mowrey. The report from that study gives a broad idea of the major projects that needed to be looked at over the next couple of years. The estimates that go with those ideas were not very realistic dollars amounts. It was a good start of what needed to be looked at but it was not as comprehensive as what it needed to be. Mrs. Wright suggested a new feasibility study to be done with input from the Maintenance/Custodial staff as well as the building principals. An RFP could be completed for proposal for a feasibility study. The total feasibility study of the district would be an important factor to be tied in to the possible reconfiguration of the district.

Mr. Giordano stated that the last study was done upon Mr. Reinhart suggestion in 2002. The Board at that time believed that the Mowrey Study did what it being suggested now by Mrs. Wright but the recommendations about what needed to be done versus what could wait is where the difference is. The list of needed work was limited. Mr. Giordano stated that he did not feel that the Mowrey study left things out but that it might have left out some suggestion on work that should have be completed sooner rather than later. Mr. Giordano suggested contacting Mr. Reinhart to see what he believed that study gave the Board.

Mrs. Famularo stated that figures that the district has for the projects outlined in the study were based on the lowest cost possible.

The new study will begin with the base that has been set by the previous study. The starting base will include what is included in the initial study and what is known to have changed. The initial study was useful in identifying projects that have been completed, especially the middle school project.

After discussion, it was decided to contact D'Huy regarding a total feasibility study for the entire district along with the reorganization study that will be done next year.

V. Other Business

1. Use of Facility

Mrs. Famularo asked the Board for classification on the use of facilities for Paragon Transit to hold a safety meeting. The Board decided that the classification would be Class D-Other Organizations and the fees would be waived. This will be on the November Board Meeting agenda for approval.

2. Capital Improvements 2005 and 2006

Mr. Shankweiler presented the Board with an updated Board approved list of projects for 2005 which were completed. The 2006 capital improvement list is an incomplete list of projects that need to be completed. This list will be added to after compiling input from building principals.

Mr. Shankweiler has contacted Albarell Electric to obtain information on the cost of hooking up to the existing generator or providing an alternative generation for lighting in an emergency situation for the stadium.

Mr. Reinsmith stated that Ms. Deeb contacted the Booster Association to obtain funding for a lightening detector at the middle and high schools. This is a good input source but a program needs to be developed as to how this information will be used and who will be monitoring this information to make safety decision regarding the lightening. Mrs. Wright will contact Ms. Deeb in regards to obtaining answers for these questions.

Mr. Giordano asked for feedback on improving the Budget process and this information will be discussed with Mrs. Wright and Mrs. Famularo.

VI. Adjournment

The meeting was adjourned at 10:20 p.m.

Susan H. Famularo
Business Administrator