

BUILDING AND GROUNDS COMMITTEE

JANUARY 12, 2009

ADMINISTRATION BUILDING

MINUTES

OPENING BUSINESS

Call to Order -- The meeting was called to order at 7:35 p.m. in the boardroom of the administration building.

Roll Call -- Members present: Mr. Smith, Mr. Zeigler, Mr. Bortner, and Mr. West

Also Present -- Mr. Yingst, Mrs. Hersh, Mr. Kauffman, Mrs. Lingg, Dr. O'Connor, Mrs. Smith, Ms. McDermitt, Mr. Hershner, Mr. Wentz, Dr. Dillon, Dr. Doll, Mrs. Gunnet, Mr. Stahlman, Mrs. Frock, Mr. Klenk, Mrs. Dubbs, Mr. Samuelson, Wayne Topper, Elaine Kennedy, HEA; Jane Brown, HEA, Heather Faulhefer, Evening Sun; Linda Yowaiski, HPESPA.

5.0 BUILDING AND GROUNDS

PUBLIC COMMENTS: None

a) **Other Business:**

1. **Request for Proposal for Washington Elementary**

DISCUSSION:

Mr. Smith stated that a motion was made by the Board for a proposal for Washington Elementary be sent to Committee. Mr. West stated that direction should be given. Improvements should be discussed including upgrading kitchens and adding four classrooms. He wondered when it was determined that there should be just four new classrooms. He wondered why the four million dollar limit. He felt that all of the projects should be looked at together. Mr. Bortner stated that he is not in favor of new construction at Washington. He recommended that we remodel what we have. Mr. Smith stated that a vote should be taken on whether to remodel or rebuild. Mr. Bortner stated that he is in favor of remodeling. Mr. Bortner stated that there are seven items that are pertinent more than others. Mr. Smith stated that the rest are smaller items. Dr. O'Connor stated there are actually ten items. These are just suggestions to the architect and the Board is free to make other suggestions. He felt that the Board should stay within the four million dollar estimate. He wondered if Ms. McDermitt felt that the kitchen should be like Clearviews. Ms. McDermitt stated that is the ideal situation. At Clearview they cook everything. They own steamers and warmers. It is not good what we have for the students at the present at Washington. At Clearview they do all the cooking with one full-time person and a part-time person. Dr. O'Connor wondered what savings there

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would be at the High School level. Ms. McDermitt stated that the staff could be dispersed. The truck driver should only have to distribute supplies to the schools since they don't have the capability for storage. Dr. O'Connor stated that he would accept the friendly motion to make the kitchen like Clearviews. Mr. Kauffman stated the addition of an all purpose room is not on the motion. The current all purpose room does not meet all the needs now. Mrs. Lingg suggested that an all purpose room should be added. Mr. Smith stated that right now we don't have an architect. Dr. O'Connor stated that architects could bring their proposal. Mr. West stated that improvements should not be in every cost less comparison with a new building. Renovation may not be in the best interest in the long run. Mr. Bortner stated that new construction is not the same quality. Mr. Smith stated that we would be giving up terrazzo floors. Dr. O'Connor stated that they would not be in a new building. Mr. Zeigler wondered what are the long term things for students. Mrs. Lingg wondered why the new construction as not already done by the past Board. Mr. Zeigler stated that it was due to eminent domain. Dr. O'Connor felt that the motion should be sent back to the Board.

BOARD ACTION:

Mr. Bortner made a motion to recommend Board approval for the motion to renovate Washington Elementary with change to the cafeteria. Seconded by Mr. Smith and vote was cast. The vote was 2-2. The negative votes were cast by Mr. West and Mr. Zeigler.

2. Hanover Street

DISCUSSION:

Mr. Smith stated the only choice was to remodel. Mr. Zeigler felt that we should look at hiring an architect. Mr. Bortner stated that the Board should accept the plans. Mrs. Smith felt that the windows should not be all replaced. Mr. Zeigler wondered if the project aligns with the program of studies. Dr. O'Connor felt that the students at Hanover Street were not getting less of an education. Mr. Zeigler stated that it would have to fit in with fair share and ESL. Dr. O'Connor stated that it would be way too expensive. Mr. Smith stated that items that need to be addressed are HVAC, bathroom compliance, and elevators. Mr. Smith stated that all the students have rooms. Mr. Bortner stated that we should replace the HVAC and air conditioning and start at that point. Mr. Smith felt that we should hire Jim Baumgardner to help make a decision for the District. Dr. O'Connor felt that we need direction first. Mrs. Hersh wondered why we would want to hire a guy we know nothing about. Mr. Smith stated that Mr. Baumgardner designed many things in our District as well as Littlestown's schools. He is a local guy with a smaller operation. Mr. Baumgardner owns the firm. Dr. O'Connor thought that the proposal should go out to the architects. We need to find the bottom line at Hanover Street with a starting point that everyone can agree on. Mr. West stated that everyone agreed on renovation. Mr. Bortner stated that HVAC and air conditioning were also agreeable. Mr. Zeigler felt that the bottom line was not too smart. Dr.

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O'Connor stated that different shapes could be made for the classrooms which would give more space. Mrs. Smith stated that the lack of storage was not addressed and there was no new storage in the plans. Also needed was an elevator and renovated parking. Also a redesign of access to the front would need addressed. There would have to be a different entry. She noted that enrollment was down. Dr. O'Connor wondered if there were currently any unused classrooms. Mr. Hershner stated that everything is currently being used. Dr. O'Connor noted that the kitchen should be equal to Clearview's kitchen. Mr. Smith felt that the Board is going into too much detail. This should not be the first step. Mr. Bortner stated that the Board has already paid Crabtree and Rohrbaugh to make drawings. Mrs. Lingg wondered if Mr. Baumgardner could make a presentation to the Board. Mr. West wondered if the large projects would require them to be bid for an architect. Mr. Yingst didn't think it was required. Mr. Zeigler stated that no one had the same opportunity.

BOARD ACTION:

Mr. Smith made a motion to recommend Board approval for the hiring of Jim Baumgardner as the architect to handle district projects. Seconded by Mr. Bortner and vote was cast 2-2 The negative votes were cast by Mr. West and Mr. Zeigler.

3. Stadium Project

DISCUSSION:

Mr. Bortner stated that the stadium committee will be meeting. The Board has the packet. He is calling the meeting to discuss the project and bring a recommendation back. The meeting will be held on January 21st at Sheppard and Myers at 5:00. Mr. Wentz will advertise the meeting.

4. Middle School Roof (enclosure)

DISCUSSION:

Mr. Stahlman stated that we have tried different things to correct the water problem at the Middle School. He is recommending that an independent roof consultant be brought in. Mr. Stahlman stated that the first several rains the roof didn't leak as bad but we still have the leak.

5. Summer Maintenance Projects (enclosure)

DISCUSSION:

Mr. Smith wondered why a canopy is needed for a new building at Clearview. Mr. Stahlman stated that birds are nesting in that area and it will hopefully eliminate the problem. Dr. O'Connor noted that the cost for the replacement door and frame at the administration building is very expensive. Mrs. Lingg had a question about the sidewalk repair. Mr. Stahlman stated that the sidewalks have sunk. They need to be jacked up and some areas need

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replacing. The High School and Wilson Avenue areas need to be to the Borough's specifications. Dr. O'Connor wondered if these projects will be taken out of the capital reserve. Mr. Wentz stated that they would. Mrs. Smith was wondering about the window tinting at the Middle School. Mr. Stahlman stated that the library is requesting to have this done. Mr. Zeigler had a question about the High School parking lot options. Mr. Stahlman stated the prices were for the lighting and equipment only and does not include wiring. Mr. Zeigler suggested that a cost be given for metal poles also. Mr. Stahlman stated that the HVAC unit at Hanover Street was down today on a really cold day. Something has to be done. Mr. Bortner stated that he was sorry we can't do it right now. Dr. O'Connor wondered if anything has been prioritized and what else is on the list. Mr. Smith brought up the five-year plan. Dr. O'Connor stated that he can't see the end of the road in regard to repairs. Mr. Zeigler stated that there never is an end of the road in regard to maintenance.

ADJOURNMENT:

The meeting as adjourned at 8:27 p.m.

THE NEXT BUILDING AND GROUNDS COMMITTEE MEETING IS SCHEDULED FOR FEBRUARY 9, 2009, AT 6:00 P.M. IN THE BOARDROOM OF THE ADMINISTRATION BUILDING.