

MONTROSE AREA SCHOOL DISTRICT
BUILDINGS AND GROUNDS COMMITTEE MEETING
ADMINISTRATION OFFICES

MEETING DATE AUGUST 5, 2010 8:00 P.M.

Mr. George Gow
Chairperson

Mr. Michael F. Ognosky
Superintendent of Schools

Building and Grounds Committee Meeting

August 5, 2010 Meeting began at 8 PM in the Administration Offices.

Board Members present included George Gow, Chris Caterson, Mary Homan, Doug Wilcox, and Gloria Smith

Administrators present included Rickie Clapper, Mike Ognosky, Craig Owens, Chris Tripp (Energy Manager) and Michelle Lusk

Visitors present: Dan Whelan, BCK Architects

OLD BUSINESS: There were no items of Old Business discussed at this evening's meeting.

NEW BUSINESS: The following New Business items were discussed at today's meeting:

- **Review of the bids for the Administration Building:** Dan Whelan, BCK Architects, presented the bids received for the various contracts requested for the new Administration Offices. There were four areas: General Contractor, Mechanical Contractor, Electrical Contractor and Plumbing Contractor.
 - **General Contractor Bid:** There were ten bids received for General Contractor services ranging from the low bid from Axtell Construction, LLC of Clarks Summit, Pa. of \$579,000 and the high bid of \$776,190 from Brieg Brothers. There were also three alternate bids requested regarding brick wainscott around the building, demolition of the existing building, and the inclusion of a dumbwaiter. After discussion, it was recommended that the low bid be placed on the agenda for action as well as the alternate bid of \$3,800 for the inclusion of a dumbwaiter. The District will acquire the services for the demolition of the existing building as a separate action at a later time. Dan Whelan indicated that he had sent a number of follow up questions to the low bidder and is satisfied with the responses to all of the questions.
 - **Mechanical Contractor Bid:** There were 6 bids received for Mechanical Contractor services ranging from the low bid from Climate Control Technologies, Inc. of Endwell, NY of \$101,990 and the high bid of \$147,500 from Marx Sheet Metal & Mechanical, Inc. Dan Whelan indicated that at this point he is still working on clarification regarding the automated logic controls and is working to clarify the concern. He will provide a recommendation in time for action at the Monday night board meeting. The next lowest bid received was \$109,000 from Scranton Electric Heating & Cooling Services, Inc. of Scranton, Pa.
 - **Electrical Contractor Bid:** There were 4 bids received for Electrical Contractor services ranging from the low bid from Spectrum Electrical Services of Montrose, Pa. of \$46,950 and the high bid of \$74,400 from Urban Electrical Contractors. There was also an alternate bid from Spectrum of \$800 in providing the electrical service for the installation of the dumbwaiter. Dan Whelan indicated that he had sent a number of follow up questions to the low bidder and is satisfied with the responses to all of the questions. After discussion, it was recommended that the low bid be placed on the agenda for action as well as the alternate bid of \$800 for the inclusion of a dumbwaiter

- **Plumbing Contractor Bid:** There were 5 bids received for Plumbing Contractor services ranging from the low bid from Linco Construction of Hunlock Creek, Pa. of \$13,900 to the high bid of \$36,590 from Louis N. Picciano and Son, Inc. Dan Whelan indicated that he had sent a number of follow up questions to the low bidder and is satisfied with the responses to all of the questions. After discussion, it was recommended that the low bid be placed on the agenda for action.
- **Discussion of the “letter of intent” with AMSOLAR:** Mr. Ognosky explained that he had sent out the “letter of intent” provided by AMSOLOR to the District Solicitor and following discussion with the solicitor, the following recommendation was made regarding the wording of the agenda item for the acceptance of the “letter of intent”:

“A motion is needed to enter into a non-binding agreement with AMSOLAR Corporation of California, as submitted, at no cost to the District, to provide a study of the potential for solar energy utilization and production in the District. Furthermore, and in accordance with page three of the “letter of intent”, this action is not intended to constitute a binding agreement or an offer that is capable of acceptance and shall not be deemed to create any legally enforceable rights in favor of AMSOLAR or the Montrose Area School District.”

Following discussion, it was agreed by those present to place this motion on the August agenda for action.

OPEN FORUM: There were no items of discussion during the Open Forum.

Meeting adjourned at 9:10 PM.

Mike Ognosky