

MONTROSE AREA SCHOOL DISTRICT
BUILDINGS AND GROUNDS COMMITTEE MEETING
JUNIOR-SENIOR HIGH SCHOOL COMMUNITY LEARNING CENTER
MEETING DATE MAY 4, 2010 7:00 P.M.

Mr. George Gow
Chairperson

Mr. Michael F. Ognosky
Superintendent of Schools

Building and Grounds Committee Meeting

May 4, 2010 Meeting began at 7 PM in the Community Learning Center of the Junior-Senior High School.

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

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

OLD BUSINESS:

- **Fence Project @ Choconut Valley Field #1:** Rickie Clapper reported that the fence company is on site and has completed the installation of the 8 foot high security fence. The poles have been installed for the four foot fence and the project should be then completed by the end of the week. We had to include an additional 50 feet of fence as the original drawing called for 185 feet down each of the foul lines and the regulation length needs to be 210 feet.
- **Choconut Valley Entranceway:** Rickie explained that when the school year concludes he will cut out an area in the blacktop entrance to provide additional drainage near the new entranceway.
- **Boiler Room work at the JSHS:** The work schedule for the replacing of the leaking pipes is set as established. The company will be in on Monday through Wednesday evening completing preliminary work and then will shut off the water on Thursday evening and work through Friday and into Saturday to complete the project. School will be cancelled on Friday, May 14th and will reopen on Monday, May 17th.
- **Seismographic testing:** Mr. Ognosky reported that the seismographic testing planned for both the Junior-Senior High School and the Choconut Valley Elementary School has not yet taken place. Representatives from the company have been on site and have mapped out where the charges will be set off, but that work is still not scheduled to be done.

NEW BUSINESS:

- **Review of Food Service Initiatives for 2010-2011:** Ms. O'Malley has not yet received any cost estimates for the potential replacement of the dishwashers at both the Junior-Senior High School and Lathrop Street Elementary School. Both are in excess of 30 years old and both have had repair issues throughout the year. Betsy will report back when she has prices. Mr. Gow asked about the condition of the dishwasher at Choconut Valley as well and Mr. Clapper explained that there have also been instances of repair with that machine as well. Mr. Gow suggested that Ms. O'Malley also get a cost to replace that machine as well. Rickie explained that he will also be replacing the grease pit at the Junior-Senior High School. It is over 50 years old and there have been an increasing number of problems with the unit in the past few years.
- **Review of Proposed Maintenance Initiatives for 2010-2011:** Mr. Clapper reviewed his list of projects that he hopes to complete during the upcoming year. All of the initiatives are included in Rickie's maintenance budget for the upcoming year. He listed them by building and included an estimated price where available:
 - **Choconut Valley Elementary School:** The major project is the replacement of the hot water heating unit in the building. Rickie is recommending that it be replaced with two units at a cost of \$23,000. Rickie also has some other minor projects scheduled including repainting of the roof edges; replacement of fence units near the blacktop areas in the playground; installing a water fountain in the

playground area; and, replacing a section of the floor as well as the exit door in one of the classrooms in the modular building.

- **Lathrop Street Elementary School:** Rickie will be placing a storage garage in the area outside of the 4th grade Science classroom as well as renovating the nurse's office area. The cost of the garage unit is \$10,000, while the nurse's office renovation will be approximately \$20,000. Rickie reviewed the plans for the renovation with the group and explained that it will provide access for wheelchairs and gurneys, when necessary. He will also be completing some minor projects throughout the building including the painting of the modular building; fixing a leak in the connecting hallway between the main building and the modulares; and, beginning the replacement of the light fixtures, at a cost of \$5,000, from T-12's to T-5's as was done at Choconut Valley.
- **Junior/Senior High School:** The main project at the Junior-Senior High School will be the replacement of the bleachers in the main gymnasium. This will address the concerns regarding handicap accessibility as well as the wear and tear that is evident on the bleachers from the past 30 years. At the same time, Rickie will be updating the padding on the walls, replacing the current doors on the girls' side of the gym, replacing the light fixtures and resanding and resurfacing the floor. Rickie's crew is also completing the work in the stadium concession stand with the installation of shelving and counters; replacing the double door in the art storage room, making needed repairs on the portion of the roof that was not replaced; and, making repairs to the tennis courts as necessary.
- **Review of the Proposed Energy Initiatives for 2010-2011:** Chris Tripp, Energy Manager, reviewed the proposed energy initiatives for the upcoming year. These initiatives would come out of the 22 fund and all would need to go to bid prior to a final decision. It included 8 different items as follows:
 - Domestic hot water system upgrade at the Junior-Senior High School to include new electronically controlled valve, supply and return temperature sensors, control module and all necessary accessories as well as programming for our energy management system;
 - Heating system upgrade at the Junior-Senior High School to remove pneumatic controls from existing univents and replace with electronically controlled modules as well as programming into our existing energy management system;
 - Heating system upgrade at the Junior-Senior High School cafeteria, kitchen, and faculty room to remove pneumatic controls from existing univents and replace with electronically controlled modules as well as programming into our existing energy management system;
 - Remove individual thermostats in the modular classrooms at Lathrop Street Elementary School and replace with electronically controlled modules as well as programming into our existing energy management system;
 - Remove individual thermostats in the modular classrooms at Choconut Valley Elementary School and replace with electronically controlled modules as well as programming into our existing energy management system;
 - Remove existing pneumatic controls from the auditorium at the Junior-Senior High School and replace with electronically controlled modules as well as programming into our existing energy management system;
 - Replace existing air conditioning unit in the Junior-Senior High School Band Room as well as integration of the new unit with our existing energy management system;
 - Replacement of the individual univents in guidance and nurse's office at the Junior-Senior High School with a central air conditioning unit as well as integration into our existing energy management system.

After discussion, board members present asked that a motion be placed on the May agenda granting permission to have all of the above projects bid. The administration will then return to the board with the results of the bidding process and at that time a determination will be made regarding which of the projects to complete in the upcoming year.

- **Review of the Current Status of the Architects work on the Administration Building:** Mrs. Lusk reviewed the foot plan for the new building that was provided by the architects at the Monday, May 3rd meeting in the administration office. The square footage was 3,980 square feet – almost 600 square feet less than the square footage in the last bid. The members present reviewed the floor plan and asked questions that were addressed by Rickie, Michelle and Mike. The architect will provide minutes of the meeting and Mr. Ognosky will see that they are distributed to all board members.

OPEN FORUM: Mr. Gow asked if the dugouts on the softball field will be painted. Mr. Clapper explained that Mr. Tallarico had hoped to make that a student project. He will check with Mr. Tallarico on that possibility. If it can't be completed as a student project, Mr. Clapper's crew will complete the painting. Mr. Gow asked if there was a crack in the concrete walls in one of the dugouts and Mr. Clapper explained that there was. He does not anticipate it as a major concern.

Meeting adjourned at 8:13 PM.

Mike Ognosky