

**PHYSICAL PLANTS AND FACILITIES COMMITTEE  
MINUTES  
MARCH 22, 2010; FOLLOWING CIT  
WARREN COUNTY CAREER CENTER, LARGE CONFERENCE ROOM**

**COMMITTEE MEMBERS PRESENT:**

Mrs. Donna Zariczny, Committee Chairperson  
Ms. Mary Anne Paris, Committee Member

Mr. Tom Knapp, Committee Member  
Dr. Norbert Kennerknecht, Director of  
Buildings and Grounds Services

**COMMITTEE MEMBERS ABSENT:**

None

**OTHERS PRESENT:**

Mr. Arthur Stewart, Board President  
Dr. Paul Yourchisin, Board Member  
Mr. J.F. Lockett, Board Member  
Dr. Robert Terrill, Superintendent  
Ms. Amanda Hetrick, Director  
Mrs. Rosemarie Green, Director  
Mr. Petter Turnquist, Administrator  
Mr. Marty Mahan, Aramark Custodial  
Ms. Lydia Cotrell, *Times Observer*  
Mrs. Melissa McLean, Recording Secretary

Mr. John Grant, Board Member  
Mr. Jack Werner, Board Member  
Mrs. Kim Angove, Board Member  
Mrs. Amy Stewart, Director  
Dr. Karen Pascale, Director  
Mrs. Diane Martin, Director  
Mr. Brian Collopy, Administrator  
Mr. Michael Rooney, Aramark Custodial  
Mr. Colin Kyler, *Times Observer*  
Members of the Public

**1. Opening Activities**

**1.1 Call to Order**

Meeting called to order at 6:38 p.m. by Chairperson Zariczny.

**1.2 Public Comment**

None

**2. Old Business**

**2.1 Youngsville High School Boilers**

Discussion:

A boiler at Youngsville High School is defective and needs to be replaced. At this time it would be more advantageous to replace both boilers because of the relative position of the second boiler. A study will be conducted to determine the appropriate size for the replacement boilers.

Action:

Forward motion to May 10, 2010 Board meeting.

Motion:

That the Board of School Directors approve a work order to HF Lenz in an amount not to exceed the DGS fee schedule for design and construction supervision for the project known as Youngsville High School Boiler Replacement.

Attachments:

None

## **2.2 Master Facilities Plan – PFM Financing Scenarios**

### Discussion:

Materials were passed out depicting options and financing solutions. A meeting will be set-up in the near future to further evaluate options.

### Action:

The administration will have a recommendation for the Central Attendance Area regarding the best option for the CAA Kindergarten and 1<sup>st</sup> grade programs at the May 10, 2010 board meeting. The administration will advertise a special Board meeting to be held on May 17, 2010; 6:00 p.m.; Warren County Career Center, for purposes of discussing the Master Facilities Plan options and financial solutions.

### Motion:

None

### Attachments:

- Master Facilities Plan Options with Financing Scenarios

## **3. New Business**

### **3.1 Presentation: Electricity Procurement after Deregulation (Chuck Jenkins, Manufacturer & Business Association)**

#### Discussion:

The Manufacturer & Business Association, a non-profit organization, formed the Employers' Energy Alliance of Pennsylvania, Inc. (EEAPA) to assist businesses in purchasing electricity when the rate caps are removed. The EEAPA is already operation in other areas of PA. Electricity purchased through EEAPA is marked up approximately .0012 cents per Kwh to cover the costs of technical support. Cost to join the Manufacturer & Business Association is based on employees with a maximum amount of \$855.00 per year.

#### Action:

None

#### Motion:

None

#### Attachments:

- Presentation: EEAPA Energy for Warren SD

### **3.2 BWMS Windows**

#### Discussion:

Windows at BWMS are mostly single paned windows with green metal panels. Recently, Architectural Windows Concepts worked with a manufacturer and installed a test window at BWMS. The test window is triple paned glass, with a copper colored exterior that is more resistant to acid rain. Several photos were reviewed by the Committee. A recommendation will be presented at a future committee meeting.

#### Action:

None

#### Motion:

None

#### Attachments:

- Presentation: BWMS Windows

### **3.3 Bid Results: Custodial Services**

Discussion:

Bids were received, and opened, on April 21, 2010. Five companies received bid packages, and only two submitted bids: ARAMARK and All Clean Building Services. The administration will be visiting other districts to check references for All Clean Building Services. A committee will be formed to evaluate the two bid proposals with a projected recommendation for the June Board meeting. The current contract with ARAMARK expires on June 30, 2010.

Action:

None

Motion:

None.

Attachments:

- Custodial Services – Bid Tabulation

### **3.4 Bid Results: Open-ended Painting**

Discussion:

Bid document for project specifies quantities for a typical classroom, and work orders will be issued based on the submitted prices per sq. ft.

Action:

Forward motion to May 10, 2010 Board meeting.

Motion:

That the Board of School Directors approves an open ended construction contract to Swan Painting Company, of Jamestown, NY for painting work, in an amount not to exceed \$25,000 per project.

Attachments:

- Open-ended Painting – Bid Form  
- Open-ended Painting – Bid Tabulation

### **3.5 Open-ended Architectural Agreements**

Discussion:

Renewals for open-ended agreements are for a period of three years.

Action:

Forward motion to May 10, 2010 Board meeting.

Motion:

That the Board of School Directors approves an Open-Ended Architectural/Engineering Agreement with the following firms: Chambers Design Associates; Ellwood S. Tower Corporation; Hallgren, Restifo, Loop & Coughlin Architects; H.F. Lenz Company; WTW Architects; and Studio Z Architects in an amount not to exceed the DGS fee schedule for design and construction supervision.

Attachments:

- Open-ended Professional Agreement – Sample (Board Only)

## **4. Informational Items**

### **4.1 Utilities Reports**

Attachments:

- Gas Report – February 2010 – Chart & Graph  
- Electric Report – February 2010 – Chart & Graph

#### **4.2 Work Order Reports**

Attachments:

- Work Order Report – March 2010
- Work Order Report – Summary – March 2010

#### **4.3 Capital Reserve Reports**

Attachments:

- Capital Reserve Reports

#### **4.4 Discussion – Board Goal #5**

Discussion:

Discussion of Board Goal #5 occurred during Old Business, Item 2.2: Master Facilities Plan – PFM Financing Scenarios.

Action:

See: Old Business, Item 2.2: Master Facilities Plan – PFM Financing Scenarios

Motion:

None

Attachments:

- Smart Goal #5

### **5. Other**

#### **5.1 Site Acquisition**

Discussion:

PDE requires that a public meeting be held to discuss a site acquisition.

Action:

The administration will advertise discussion of site acquisition as part of the Special Board meeting for May 17, 2010.

Motion:

None

Attachments:

- PDE Site Acquisition

#### **5.2 QZAB Grant**

Discussion:

The administration was made aware of an interest free loan program. Sheffield Elementary School was the only qualifying school in the district and an application was submitted on their behalf.

Action:

Forward motion to May 10, 2010 Board meeting.

Motion:

That the Board of School Directors certifies that 100% of the available project proceeds of the QZAB issue will be used for the renovation, repair or rehabilitation of a public school facility or for equipment to be used at the academy, which support the academic program being proposed, or for up-to-date technology or instruction materials if the intended use can be classified as a capital asset under the Local Government Unit Debit Act (LGUDA). The Board certifies that the information in this application and the attached documentation are true and correct.

Attachments:

- QZAB Application (Board only)

## **6. Closing Activities**

### **6.1 Next Meeting**

June 1, 2010; following CIT; at Warren County Career Center

### **6.2 Adjournment**

Meeting adjourned at 8:08 p.m.