

**PHYSICAL PLANTS AND FACILITIES COMMITTEE  
MINUTES  
AUGUST 30, 2010; 7:00 PM  
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  
Mr. Jack Werner, Board Member  
Mrs. Amy Stewart, Director  
Ms. Rosemarie Green, Director  
Mr. Matt Jones, Administrator  
Melissa McLean, Recording Secretary  
Mr. Brian Ferry, *Times Observer*  
Members of the Public

Dr. Paul Youchisin, Board Member  
Dr. Robert Terrill, Superintendent  
Ms. Amanda Hetrick, Director  
Mrs. Diane Martin, Director  
Mr. Paul Leach, Administrator  
Mr. Budd Mracna, WTW Architects  
Mr. Colin Kyler, *Times Observer*

**1. Opening Activities**

**1.1 Call to Order**

Meeting called to order at 7:00 p.m. by Chairperson Zariczny.

**1.2 Public Comment**

None

**2. Old Business**

**2.1 PTS Renovation Architect (WCSD Project No. 1006)**

Discussion:

Negotiations with a previously selected firm were unsuccessful.

Action:

Forward motion to September 13, 2010 Board meeting.

Motion:

That the Board of School Directors approve a work order to WTW Architects in an amount not to exceed the DGS fee schedule for design and construction supervision for the project known as Pleasant Township School Renovation (WCSD Project #1006).

**3. New Business**

**3.1 Bid Results: BWMS Window Replacements (WCSD Project No. 1007)**

Discussion:

Bids will be received, and opened, at a public bid opening on September 2, 2010. Project bids include a variety of options, including alternates, deducts, and unit prices to allow for the most cost effective project.

Action:

Forward motion to September 13, 2010 Board meeting.

Motion:

That the Board of School Directors approves a general contract to \_\_\_\_\_ in the amount of \_\_\_\_\_, for the project known as “BWMS Window Replacements,” WCSD Project 1007.

**3.2 EMHS Education Specifications – Mr. Budd Mracna, WTW Architects**

Discussion:

Mr. Mracna presented to, and discussed with the committee a draft concept drawing for the revisions at Eisenhower. The tentative schedule for the project includes approval of PlanCon A at the October 11, 2010 Board of Directors meeting, with a projected bid award in early April 2011. Construction options will need to be discussed.

The Educational Specification, as prepared by DeJong-Richter, includes items such as computers and technology equipment that are traditionally not paid for with the construction budget. The Committee requests that a list of these items be attached to the motion when it is forwarded to the full board.

Action:

Forward motion to September 13, 2010 Board meeting.

Motion:

That the Board of School Directors approves the Educational Specifications, for Eisenhower Middle/Senior High School, as submitted by DeJong-Richter, dated June 2010 with the exception of the items listed on Exhibit A.

Attachment:

- Motion – EMHS Educational Specifications – Items Not Included in Approval

**3.3 PlanCon C for BWMS: PDE Approval**

Discussion:

Approval of PlanCon C, for the purchase of the John Anderson property, was received from PDE and needs to be entered into the next Board meeting minutes.

Action:

Forward motion to September 13, 2010 Board meeting.

Motion:

That the Board of School Directors acknowledges receipt of the PlanCon Part C approval from PDE relative to the District’s acquisition of the John D. Anderson property and directs that the attached documents, which evidence said approval, be entered into the Minutes of this meeting.

**3.4 Contract Renewal for National Fuel Gas Resources**

Discussion:

Contract renewal includes a new basis of .653 (previous basis was .885). Based on the WCSD’s history and volume, this could result in a savings of approximately \$22,000.00.

Action:

Forward motion to September 13, 2010 Board meeting.

Motion:

That the Board of School Directors approves the base contract between the Warren County School District and National Fuel Gas Resources for the purchase of natural gas.

### **3.5 License Agreement: Council on Tourism Bike Race**

#### Discussion:

The Council on Tourism (COT) is planning the Grand Fondo of the Alleghenies bike race, and would like to use SAMHS for a starting point for the race. Committee members would like to discuss the bike race further at the September 13, 2010 Board meeting with a member of the WCCBI and/or COT.

#### Action:

Forward motion to September 13, 2010 Board meeting, under “Other” on the agenda.

#### Motion:

That the Board of School Directors approves a license agreement with the Warren Council on Tourism for use of facilities at Sheffield Area Middle/Senior High School on October 10, 2010.

## **4. Informational Items**

### **4.1 Project Updates**

#### Discussion:

Slideshow of summer construction highlights was reviewed. Projects completed during the summer break are as follows:

#### **AVE**

- Installed new freezer compressor and fan unit
- Fire Alarm Testing
- Smart Board Installation

#### **BWMS**

- Removed old ceiling/installed drop ceiling in Band room storage and office
- Installed ventilation in Band room storage and office
- Added new computer drops
- Painted 33 classrooms/band room storage and office and main office
- Fire alarm testing
- Sprinkler testing
- Backflow preventer testing
- Wall repairs in old Home Economics rooms
- New shower stall in Special Needs Classroom
- Concrete replacement
- New door installed to basement
- New basketball backstop mats
- Warranty roof repair
- Ceiling repairs
- Smart Board installations
- New gate to Football field
- Gym bleacher repair and adjustment

### **Central Office**

- Moved various offices
- New computer drops and projectors/electrical outlets to support moves

### **EMHS**

- Fire Alarm Testing
- Backflow preventer testing
- Football field drainage improvement/ replaced two sluices in Cross
- Painted sewage plant/ installed new return sludge pumps and blower
- Painted press box
- Installed buried water line to football field
- IPM( weed control)
- Concrete replacement
- Smart Board installation

### **RES**

- Fire Alarm testing
- Backflow preventer testing
- Parking lot and traffic line painting
- Asbestos tile abatement 7 rooms
- New floor tile 7 rooms
- New carpeting main office
- UV film installation room 109/ cafeteria/ gym

### **SAMHS**

- Roof replacement pod (WCSD Project #1004)
- Concrete replacement
- New floor tile 5 rooms
- Parking lot seal coating
- IPM (weed control athletic field)
- Fire alarm testing
- New basketball goal hoist motors
- Parking lot painting
- Installed vent hood for kiln
- Smart Board installation
- Gym bleacher repair and adjustment

### **SES**

- Fire alarm testing

### **SGES**

- Fire alarm testing
- Backflow preventer testing
- Installed new playground equipment
- Air Conditioning installation Computer Lab and Main Office
- Flooring repairs
- Smart Board installation

### **SSELC**

- Fence installation
- Fire alarm testing
- Backflow preventer testing
- Concrete replacement
- Smart Board installation

### **WAEC**

- Flooring repair
- Sprinkler testing
- Playground repairs
- Parking lot and traffic line painting
- Smart board installations

### **WAHS**

- Fire alarm testing
- Backflow preventer testing
- Sprinkler testing
- IPM( weed control)
- Concrete replacement
- Parking lot and traffic line painting
- Installed new compressors and fan units for two coolers
- Smart Board installations
- New tile in two classrooms
- Façade panel replacement completion (WCSD Project #0807 – Change Order)
- Gym bleacher repair and adjustment

### **WCCC**

- Parking lot and drainage improvement (WCSD Project #1003)
- New classroom design in Drafting
- New electrical service for three welders in Welding lab
- New gas service to WCCC and Technology Center
- Concrete replacement
- Smart Board installations

#### **YEMS**

- Fire alarm testing
- Sprinkler testing
- Painted 10 classrooms and Nurse's suite
- Smart Board Installations
- Parking lot line painting

#### **YHS**

- Replacing Boilers – in progress (WCSD Project #1005)
- Fire alarm testing
- Sprinkler testing
- Painted 4 classrooms, guidance suite, office, kitchen, football locker room and choir room
- New tile in library
- Parking lot line painting
- Smart Board Installations
- Gym bleacher repair and adjustment
- Chem Lab table removals/ floor repair and new tile

#### **4.2 Capital Reserve Reports**

#### **4.3 Utilities Reports**

#### **4.4 Work Order Reports**

#### **4.5 Proposed B&G Projects**

##### Discussion:

A list of proposed projects for upcoming years was discussed including:

##### **Fall 2010**

BWMS - Window Project	\$ 1,800,000.00
-----------------------	-----------------

##### **Fiscal Year 2011**

SAMHS - Storage Space	\$ 125,000.00
EMHS - Storage Space	\$ 125,000.00
District - security upgrade	\$ 260,000.00
SAMHS - windows	\$ 500,000.00
SAMHS & YHS - carpet replacement	\$ 500,000.00
District - paving	\$ 600,000.00
Exterior waterproofing	\$ 200,000.00
NFG/BWMS Driveway Work	\$ 125,000.00

#### **4.6 Solar Film for RES**

##### Discussion:

Solar film was applied to some of the windows at RES. Architectural Window Concepts, a contractor from Export, PA, donated the cost of the film and the installation.

**4.7 SAMHS Girl Scout Request**

Discussion:

Girl Scout Troop 30663, Service Unit 3629, will be painting the steps leading to the track/softball/football field at SAMHS as a community service project. The troop will provide the paint.

**5. Other**

None

**6. Closing Activities**

**6.1 Next Meeting**

September 27, 2010; following CIT; at WCCC

**6.2 Adjournment**

Meeting adjourned at 7:55 p.m..