

**PHYSICAL PLANTS AND FACILITIES COMMITTEE  
MINUTES**

FEBRUARY 28, 2011; 6:00 p.m.  
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. Kim Angove, Board Member  
Dr. Robert Terrill, Superintendent  
Ms. Amanda Hetrick, Director  
Mrs. Diane Martin, Director  
Mr. Brian Collopy, Administrator  
Ms. Rhonda Decker, BWMS Principal  
Mr. Budd Mracna, WTW Architects  
Mr. Colin Kyler, *Times Observer*  
Approximately 15 Members of the Public

Dr. Paul Youchisin, Board Member  
Mr. Jeff Lockett, Board Member  
Mr. John Grant, Board Member  
Mrs. Amy Stewart, Director  
Ms. Rosemarie Green, Director  
Mr. Larry Conrad, Interim Director  
Ms. Marcia Madigan, SGES Principal  
Ms. MaryAnn Mead, BWMS Principal  
Mr. Gregg McLanahan, PFM  
Melissa McLean, Recording Secretary

**1. Opening Activities**

**1.1 Call to Order**

Meeting called to order at 6:02 p.m. by Chairperson Zariczny.

**1.2 Public Comment**

None

**2. Old Business**

None

**3. New Business**

**3.1 General Discussion: QZAB Panel**

Discussion:

A panel of school district administrators and company professionals provided additional information on the QZAB grant monies offered to the district by the Pennsylvania Department of Education.

The panel and discussion topics consisted of:

- QZAB Review – Dr. Norbert Kennerknecht, WCSD
- Pre-K / Kindergarten Costs – Mrs. Rosemarie Green, WCSD
- National Education Foundation (Overview of Program and Costs) – Ms. Amanda Hetrick, WCSD

- QZAB Additional Construction Costs – Mr. Budd Mracna, WTW Architects
- QZAB vs. Tax Exempt Bonds (Clean-up Issue) – Mr. Gregg McLanahan, Public Financial Management
- QZAB Frequently Asked Questions – Dr. Norbert Kennerknecht, WCSD

The WCSD was awarded a total of \$23,500,000 for the EMHS and BWMS Renovation projects. This award is approximately 65% of the amount on the district's application. A 10% match, for both projects, is to be provided by the National Education Foundation in the form of a cyber academy which can be made available to all students in the county, school district employees and members of the public.

It is recommended that in order to take full advantage of the QZAB funding, the WCSD participate in the spring tranche for funding. To participate, the WCSD Board of School Directors will need to adopt a debt resolution by April 11, 2011, and submit a borrower profile and borrower information request to the State Public School Building Authority by March 21 and March 28 respectively.

Action:

Administration will continue to investigate the QZAB grant funds.

Motion:

None.

### **3.2 General Discussion: Pre-K or Kindergarten**

Discussion:

A general discussion was held regarding the inclusion of a Pre-K or kindergarten program at Beaty and at Eisenhower, as part of the scheduled renovations. The consensus of opinion agreed that a Pre-K or kindergarten program at Eisenhower was not desirable and the inclusion or exclusion of a Pre-K or kindergarten program will not effect the district's allocation in the QZAB program.\*

The Committee went on to discuss the pros and cons of a kindergarten program at Beaty. No decision was made in this regard.\*

(\*Note: In subsequent conversation with PDE the department restated the fact that the district will not loose the 12 million dollar allocation from the QZAB program if the kindergarten program is removed from the QZAB application. All that would be required is a letter from the Superintendent if the Board so chooses.)

Action:

None.

Motion:

None.

### **3.3 Approval of BWMS Educational Specifications (WCSD Project #1103)**

Discussion:

The Educational Specifications for the Beaty Warren Middle School renovation project, prepared by DeJong-Richter, includes items such as computers and technology equipment that are not traditionally paid for with the construction budget. The

Committee request that a list of these items be attached to the motion when it is forwarded to the full board.

Action:

Forward motion to March 14, 2011 School Board meeting and place under “Other” on the agenda.

Motion:

That the Board of School Directors approves the Educational Specifications, for the Beaty Warren Middle School, as submitted by DeJong-Richter, and dated 2011, with the exception of the items listed on Exhibit A.

**3.4 Bid Results: BWMS Driveway Project (WCSD Project #1101)**

Discussion:

A public bid opening for the BWMS Driveway Project will be held on March 10, 2011 at 2:00 p.m. at the WCSD’s Central Office. Results will be placed on ESB as soon as they are available.

Action:

Forward motion to March 14, 2011 School Board meeting and place on consent agenda.

Motion:

That the Board of School Directors approve a general construction contract to H.H. Rauh Contracting LLC in the amount of \$93,500.00 for the project known as the "BWMS Driveway Project," WCSD Project #1101.

**4. Informational Items**

**4.1 Project Updates**

Discussion:

The BWMS Window Replacement (WCSD Project #1007) is progressing. The new windows allow more light in the school and will help considerably with heat retention.

The SAMHS Storage Building (WCSD Project #1102R) is being re-bid. A public bid opening will be held on March 16, 2011 at 2:00 p.m.

**4.2 Utilities Reports**

**4.3 Work Order Reports**

**4.4 Capital Reserve Summary Reports**

**4.5 Parking Lot Usage Request at YEMS**

Discussion:

Warren Co. Fire School/Public Safety has requested use of the parking lot(s) at YEMS on May 1 & 14, 2011. The principal has confirmed that this acceptable for the school.

**4.6 Presentation: WTW Architects**

Discussion:

At a previous PPF Committee meeting, WTW was requested to bid the EMHS Project (#1002) with alternates for the second gymnasium. Preparation of all three alternates will cost additional design fees. Administration will contact PDE regarding the necessity of alternating the EMHS Educational Specifications to accommodate the different gym options.\*

(\* Note: After conferring with PDE, an addendum of the Educational Specifications is unnecessary and the board is free to bid gymnasium alternates.)

WTW will present a tentative floor plan for the BWMS Project (#1103) at the March 14, 2011 Board of Directors meeting.

**5. Other**

None

**6. Closing Activities**

**6.1 Next Meeting**

March 28, 2011; following CIT; at Warren County Career Center.

**6.2 Adjournment**

Meeting adjourned at 9:13 p.m.