

**PHYSICAL PLANTS AND FACILITIES COMMITTEE
MINUTES
DECEMBER 15, 2014; 6:00 P.M.
CENTRAL ADMINISTRATIVE OFFICE, BOARD ROOM**

COMMITTEE MEMBERS PRESENT:

Mr. Arthur Stewart, Committee Chair
Mr. John Anderson, Committee Member

Ms. Mary Anne Paris, Committee Member
Dr. Norbert Kennerknecht, Director

COMMITTEE MEMBERS ABSENT:

OTHERS PRESENT:

Tom Knapp, Board Member
Paul Mangione, Board Member
Mike Zamborik, Board Member
Jack Werner, Board Member
Marcy Morgan, Board Member
Ruth Huck, Board Secretary
Gary Weber, Director
Amy Stewart, Director
Ruth Nelson, Director
Jim Grosch, Director

Rick Gignac, Administrator
Josh Falconer, Administrator
Matt Jones, Administrator
Mike Kiehl, Administrator
Brian Collopy, Administrator
Misty Weber, Principal
Melissa McLean, Recording Secretary
Josh Cotton, *Times Observer* Representative
Approx. 6 Public

1. Opening Activities

1.1 Call to Order

Meeting called to order at 7:38 p.m. by Committee Chairperson Mr. Arthur Stewart.

1.2 Public Comment

Mr. Scott Angove addressed the Committee regarding how decisions are made for construction projects. He encouraged the Committee to seek more input from educators when making future construction plans.

2. Old Business

2.1 Discussion/Update: Vacant Facilities

Discussion/Updates:

AVES – an interested party recently toured the building and is no longer interested.
PTS – remains a District warehouse.
SGES – is currently being used for records storage and community use.
SES – is up for sale.

Action:

None.

Motion:

None.

3. New Business

3.1 WAHS Renovations (WCSD #1301) Asbestos Abatement Design Professional

Discussion/Updates:

The law requires that to remove asbestos we need to hire a designer specifically for asbestos removal. The architect hired for the WAHS Renovation project cannot serve in this capacity due to insurance, certification and permitting requirements.

Action:

Forward motion to January 12, 2015 Board meeting.

Motion:

That the Board of School Directors approve the proposal by Microbac Laboratories, Inc. for the Asbestos Abatement Design for the project known as the Warren Area High School Renovations (WCSD #1301) in an amount not to exceed \$7,854.00.

3.2 Construction Authorization for WAHS Renovations (WCSD #1301) & WCCC Renovations (WCSD #1403)

Discussion/Updates:

This motion requires approval of both the Superintendent, and the Director of Buildings and Grounds to authorize change orders and approve applications for payment of less than \$18,500 for the Warren Area High School and the Warren County Career Center renovation projects. Motion was reviewed by the Solicitor.

Action:

Forward motion to January 12, 2015 Board meeting.

Motion:

That the Board of school Directors authorizes the Superintendent and the Director of Buildings and Grounds (the approval of both is required) to approve all applications for payment and change orders of less than \$18,500, provided that they are within the budgets for the project hereinafter listed. Furthermore, the Board of School Directors authorizes the Director of Buildings and Grounds or his designee to make decisions to accept or reject work; give direction for repairs, replacements and modifications; and in general to manage the projects and administer the applicable contracts on behalf of the Warren County School District for the projects known as: the Warren Area High School Renovations (WCSD #1301); and the Warren County Career Center Renovations (WCSD #1403).

3.3 AVES Head Start Lease Agreement for Second Semester

Discussion/Updates:

This lease for Semester II of the 2014-15 school between Head Start and the WCSD. It is noted in Article 5 that the WCSD will not provide custodial services for Semester II.

Action:

Forward motion to January 12, 2015 Board meeting.

Motion:

That the Board of School Directors approves the Head Start Lease Agreement relative to Allegheny Valley Elementary School as presented.

3.4 District Moving Services

Discussion/Updates:

This contract for moving services will assist the WCSD in moving the staff and students from AVES to the newly completed SAES during the break between semesters in January 2015. This is a “not to exceed” contract and final payment will not be more than \$10,000.

Action:

Forward motion to January 12, 2015 Board meeting.

Motion:

That the Board of School Directors approves the Independent Contractor Agreement, as presented, authorizing John Gregory, a sole proprietor, to perform moving services for the District subject to the restriction that the total amount paid to Mr. Gregory shall not exceed \$10,000.

3.5 Facility Rental Fees

Discussion/Updates:

Facility rental rates are approved each year for the calendar year. The recommended rates are the same as the last two years.

Action:

Forward motion to January 12, 2015 Board meeting.

Motion:

That the Board of School Directors approves the attached facility rental fee schedule for the 2015 calendar year.

4. Informational Items

4.1 Board Initiatives (Project Reports / Timelines)

4.2 Work Order Reports

4.3 District Wide Electric Purchasing Update

Discussion/Updates:

The WCSD currently procures its electricity as part of a buyer’s group through the Employers Energy Alliance. The EEA has examined the energy prices, and their fluctuations, and has secured various packages to allow the District to lock-in and stabilize the price of electricity. Committee requested that the appropriate contract be presented at the next Board meeting for approval. Committee also requested that a motion be forwarded to the next Board meeting giving the Superintendent or his designee the authority to purchase electricity in the future.

4.4 RES/CO Conversion Update

Discussion/Updates:

Document presented is not complete as it does not include the Learning Enrichment Center and is a simple comparison between projections for conversion and actual dollars spent on conversion. Money was saved in recycling and reusing, as well as moving sooner and thereby paying less rent to the State Hospital than earlier anticipated. Committee Chair thanked Dr. Clark, Dr. Kennerknecht and all of administration and staff for their hard work, teamwork and frugality in accomplishing the move from the former

Central Office (located at the State Hospital) to the new Central Office (located at Russell Elementary School).

4.5 Pittsburgh Tour Follow-up

Discussion/Updates:

Item postponed to a future date due to the absence of Dr. Clark.

5. Other

None

6. Closing Activities

6.1 Next Meeting

January 26, 2015; following CIT; at Central Office, 6820 Market Street, Russell, PA 16345.

6.2 Adjournment

Meeting adjourned at 8:13 p.m.