

**PHYSICAL PLANTS AND FACILITIES COMMITTEE
MINUTES
MAY 31, 2016; 6:00 P.M.
CENTRAL ADMINISTRATIVE OFFICES, BOARDROOM**

COMMITTEE MEMBERS PRESENT:

Mr. Arthur Stewart, Committee Chair/Board Vice-President
Ms. Marcy Morgan, Committee Member
Mr. Michael Zamborik, Committee Member Pro Tem
Dr. Norbert Kennerknecht, Director of Buildings and Grounds

COMMITTEE MEMBERS ABSENT:

Mr. John Anderson, Committee Member

OTHERS PRESENT:

Ms. Donna Zariczny, Board President
Mr. Joseph Colosimo, Board Member
Mr. Thomas Knapp, Board Member
Mr. Paul Mangione, Board Member
Ms. Marcy Morgan, Board Member
Ms. Ruth Huck, Board Secretary
Dr. William Clark, Superintendent
Mr. Amy Stewart, Executive Director
Mr. Jim Grosch, Director
Mr. Gary Weber, Director

Ms. Patty Hawley, Director
Mr. Richard Gignac, Administrator
Mr. Brian Collopy, Administrator
Mr. Mike Kiehl, Administrator
Mr. Matt Jones, Administrator
Ms. Sue Turner, Supervisor
Ms. Melissa McLean, Recording Secretary
Ms. Kiley Fischer, *Times Observer*
Approximately 3 public

1. Opening Activities

1.1 Call to Order

The meeting was called to order at 6:24 p.m. by Chairperson Mr. Arthur Stewart. Mr. John Anderson was absent. Mr. Michael Zamborik served as Committee Member Pro Tempore.

1.2 Public Comment

No public comment.

2. Old Business

None

3. New Business

3.1 Headstart Lease Agreements for Allegheny Valley Elementary and Youngsville High School

Discussion:

The proposed lease agreement is for Headstart classrooms at the former Allegheny Valley Elementary School and the Youngsville High School. The agreement was reviewed by the solicitor.

Action:

Forward motion to June 13, 2016 Board Meeting.

Motion:

That the Board of School Directors approves the Headstart Lease Agreement for space usage at Allegheny Valley Elementary and Youngsville High School as presented.

3.2 Award for Youngsville Elementary/Middle School Fiber Backbone Project (WCSD #1603)

Discussion:

Bids for this project are due June 9, 2016 and will be opened then.

Action:

Forward motion to June 13, 2016 Board Meeting.

Motion:

That the Board of School Directors approves a contract to _____ in the amount of _____ for the Base Bid and Alternates _____ for the project known as the Youngsville Elementary/Middle School Fiber Backbone Project (WCSD #1603).

3.3 Award for Beaty-Warren Middle School Roof Replacement Project (WCSD #1602)

Discussion:

Project was put out to bid with a base bid and eight (8) alternates to allow for flexibility. Bids are due June 9, 2016 and will be opened then. Finance Committee will discuss the amount of funding available for the project.

Action:

Advance item to Finance Committee to discuss funding.
Forward motion to June 13, 2016 Board Meeting.

Motion:

That the Board of School Directors approves a contract to _____ in the amount of _____ for the Base Bid and Alternates _____ for the project known as the Beaty-Warren Middle School Roof Replacement (WCSD #1602).

3.4 Award for Anderson Building Emergency Generator project (WCSD #1606)

Discussion:

Item is out to bid. Bids are due June 9, 2016 and will be opened then.

Action:

Forward motion to May 31, 2016 Special Board Meeting.

Motion:

That the Board of School Directors approves a contract to _____ in the amount of _____ for the Base Bid and Alternates _____ for the project known as the Anderson Building Emergency Generator project (WCSD #1606).

3.5 Anderson Building / National Fuel Agreement

Discussion:

This agreement is in conjunction with the generator project. The agreement is with National Fuel to run a new gas line for the generators.

Action:

Forward motion to June 13, 2016 Board Meeting.

Motion:

That the Board of School Directors approves the Natural Gas Service Commitment and Indemnification Agreement for the Anderson Building (25 Conewango Ave.) as attached.

3.6 Procurement of Theatrical Lighting System for WAHS Alterations & Additions (WCSD #1301)

Discussion:

The theatrical lighting system for WAHS was included in the original bid for the project; however, the resulting bids were much higher than anticipated. Administration was able to secure the necessary items from the state bid list and save approximately \$55,000 for the District. Items will be installed by the current electrical contractor as a change order.

Action:

Forward motion to May 31, 2016 Special Board Meeting.

Motion:

That the Board of School Directors approves the procurement of the attached items from Pittsburgh Stage Inc. per CoStars Contract 034-003, in the amount of \$279,343.00 for a Theatrical Lighting System for the project known as the Warren Area High School Alterations & Additions (WCSD #1301).

3.7 WAHS Alterations & Additions (WCSD #1301) Change Order to Blackhawk Neff Inc.

Discussion:

See Item 3.6.

Action:

Forward motion to May 31, 2016 Special Board Meeting.

Motion:

That the Board of School Directors approves a change order to Blackhawk Neff, Inc. in the amount of \$21,004.00 for the labor and material required for the theatrical rigging riser for the project known as the Warren Area High School Alterations and Additions (WCSD #1301).

3.8 Procurement of SMART Interactive Panels for WAHS Alterations & Additions (WCSD #1301)

Discussion:

This a procurement from the state bid list for SMART Interactive Panels for WAHS as part of the construction project.

Action:

Forward motion to May 31, 2016 Special Board Meeting.

Motion:

That the Board of School Directors approves the attached quotation from Whitlock, a CoStars vendor, in the amount of \$344,784.00 for the procurement of 56 SMART Interactive Flat Panels for the project known as the Warren Area High School Alterations & Additions (WCSD #1301).

3.9 Discussion: Timber Study at WAHS and EES/EMHS

Discussion:

The Emerald Ash Bore is attacking ash trees in the area. The accepted expectation is that ash trees will be 100% decimated by this disease. It is possible to harvest trees prior to the disease killing them.

On June 14 at 9:00 a.m., a professional lumber consultant will meet with Administration and Committee members to walk the Warren campus and evaluate the condition of the white ash trees on the property. The Eisenhower property will be evaluated at a later date. Options, based on the consultant's evaluation, will be presented to the Board at a later date.

Action:

None.

Motion:

None.

3.10 Discussion: WCCC Educational Specifications

Discussion:

Following the tour that Board members and Administration took of the Butler County Vo-Tech, there is some interest in amending the current Educational Specifications for the Warren County Career Center. Administration feels that it is prudent at this time to utilize existing staff knowledge to revisit the document and possibly modify it.

Administration will examine the possibility of an amendment, and associated costs (if any), and report back to the PPF Committee.

Action:

None.

Motion:

None.

4. Informational Items

4.1 Board Initiatives / Project Reports

Discussion:

The WAHS Alterations & Additions project (WCSD #1301) is underway and progressing according to schedule. The building envelope is being installed and kitchen work will begin shortly. The geothermal filed is in and complete.

4.2 Work Order Reports

Discussion:

None.

4.3 Utilities Reports

Discussion:

None.

4.4 Other

Discussion:
None.

5. Other
None

6. Closing Activities

6.1 Next Meeting

June 27, 2016, following CIT at Central Office.

6.2 Executive Session

An Executive Session was held at the conclusion of the Finance Committee meeting, for the purposes of discussing real property matters.

6.3 Adjournment

Meeting adjourned at 6:46 p.m.