

NORTHERN TIOGA SCHOOL DISTRICT

110 Ellison Road
Elkland, PA 16920

Minutes – Buildings & Grounds Committee Meeting
August 17, 2020

The Northern Tioga School District Buildings & Grounds Committee met for a committee meeting in the Board Room at 110 Ellison Road, Elkland, PA. The meeting was called to order by Superintendent Barnes at 6:00 PM.

Board Committee Members in attendance: Ed Bonham, Greg Cummings, and Jean Kohut.

Administrators Present: Superintendent Barnes, Jeremy Freeman, and Kathy VanSchaick.

Cowanesque Valley High School (CVHS) Roof Replacement

Jeremy Freeman, Supervisor of Buildings & Grounds, presented to committee members information on replacing the leaking roof at Cowanesque Valley High School. He shared handouts detailing previous replacements and service agreements that had been purchased for the CVHS roof as well as a handout detailing the cost to replace the roof. The roof was last replaced in 2005. In 2015, the TremCare Service Agreement on the roof was renewed for a period of 10 years. The cost to replace the roof would be \$1,488,905.80. If the Board were to decide to replace the roof at CVHS, Ed Bonham wondered how much of the cost would be eligible for PlanCon reimbursement. Jeremy said around 25% of the cost would be eligible which would total approximately \$372,226.45. Greg Cummings stated that by replacing the roof, the district would get a 30 year warranty. If the roof is not replaced, the district will still have the TremCare Service Agreement until 2025. Ed noted that this agreement only covers inspections, not repairs. Jean Kohut asked how many times the roof has needed repaired in the last 5 years. Jeremy said there have been repairs over the music room, art room, as well as others. Jeremy stated that the company replacing the roof would be the same company currently replacing the roof at Williamson High School. If the Board decides to proceed with a roof replacement, the roof at Cowanesque Valley High School could be put on the schedule to be completed after Williamson High School is finished. The roof would need to be complete by June to qualify for PlanCon reimbursement.

Jean Kohut asked where the district will get the money to pay for the roof. She noted that the district is currently experiencing increased expenses with COVID-19 costs, especially those related to cyber school. Kathy VanSchaick, Business Manager, stated that the district could fund the project either completely or partially through the capital reserve. Greg Cummings noted that the district has the option of borrowing money down the road if additional, unexpected, expenses come up. Kathy noted that the Board could choose to fund the project with 50% of the funds coming from the capital reserve and 50% coming from the general fund. This would allow the capital reserve to remain above 10% of the total budget. Ed Bonham stated that he feels doing this now will allow the district to get a better warranty and qualify for PlanCon reimbursement. Committee members decided to change the August 24, 2020 work session to a special meeting so this item can be voted on.

Air Filters

Jean Kohut asked Jeremy whether the buildings are equipped with proper air filters to meet recommendations during COVID-19. Jeremy stated that if we want to change the type of filters used, he will need to look into options that our system can handle. Committee members agreed that they would like Jeremy to look into options for improving our filters. Improving air quality will be beneficial to the district even after COVID-19 concerns have diminished.

Mechanical Issues

Jeremy Freeman shared with committee members a list of mechanical issues that still have not been resolved following the building project. Jeremy is working with the project contractors to get these issues resolved.

At Williamson High School, the issues include:

- Isolation valves for the hot water coil in the mat room. Jeremy stated that the maintenance department can fix this.
- Forge and crucible in the shop area. We would like to have each forge operate the exhaust fan independently and automatically start when the forge is turned on. The district will provide the motor control for the forge and Siemens will run the control wire and current sensor for the forge at their expense.
- CO detector in the metal shop. Siemens will move the CO detector to the forge area at their expense.
- Relief hoods in the home ec room and J wing. Siemens will provide and install actuators.
- Exhaust fan hoods in the home ec and science room. Siemens will install actuators for dampers.
- RTU-3 VAV's control in the high school main office. Siemens has repaired some pedo tube that was not functioning properly.
- The paint booth. Jeremy stated that the booth appears to have been built to design with the exception of a few items, but stated that it is not up to code to be a paint booth. Greg Cummings stated that Hunt needs to look into why it was poorly designed. Ed Bonham stated that the district's main focus is to make sure this is safe for students to use.

At Cowanesque Valley High School, the issues include:

- Forge and crucible in the shop area. We would like to have each forge operate the exhaust fan independently and automatically start when the forge is turned on. We will provide the motor controls and Jeremy said maintenance can install them.
- The auditorium RTU-1 & 2. Siemens will move the LTD virtual point from outside air handlers to inside at their cost.

At Clark Wood Elementary School, the issue is:

- RTU-1 in the elementary main office. This is not heating properly in the winter. Jeremy will work with Hunt to get this fixed.

The meeting adjourned at 8:10 PM.

Alyson Yerrick
Board Secretary