

NORTHERN TIOGA SCHOOL DISTRICT

110 Ellison Road
Elkland, PA 16920

Minutes – Buildings & Grounds Committee Meeting
March 08, 2023

The Northern Tioga School District Buildings & Grounds Committee met for a committee meeting in the Superintendent's Office at 110 Ellison Road, Elkland, PA 16920. The meeting was called to order by Superintendent Barnes at 5:00 PM.

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

Administrators Present: Superintendent Barnes, Kathy VanSchaick, and Daren Bryant.

- Skid Tanks for Gas at Locations
 - Daren proposed the district obtain three 500-gallon gas fuel skid tanks from Superior to place next to the diesel skid tanks. Superior stated they would put the tanks in for free, as long as the district agrees to purchase the fuel from them. The district currently is purchasing their diesel fuel from Superior. This gas fuel would supply all district equipment, excluding the maintenance trucks, and would eliminate the need to drive to fill up. Superior also offers a discount if the district purchases fuel in bulk.
- Cowanesque Valley High School Restroom Renovation
 - The bid opening for the CV Restroom project was held on Tuesday, March 7, 2023 at 2:00 PM. Larry Foor, from Foor and Associates, attended the meeting and the results were reviewed with the committee. There were four different contracts bid on for this project and the following are the results from the lowest contractor for each one:
 - General Contract: JC Orr: \$298,950.00
 - General Contract Alternate #1: JC Orr: \$11,000.00
 - Plumbing Contract: Kimble, Inc.: \$249,800.00
 - Plumbing Contract Alternate #1: \$13,400.00
 - Electrical Contract: GR Noto: \$51,850.00
 - HVAC Contract: Kimble, Inc.: \$65,500.00
 - NRG Controls: \$24,988.00
 - Foor & Associates Fees: \$50,360.00
 - GRAND TOTAL: \$765,848.00 (No contingency built in)
 - Mr. Foor stated all of the bid forms received were complete. The General Contract and Plumbing Contract Alternates were included in the total for the work that may be needed for the sanitary line. He was pleased with the numbers that came in this time and reminded the committee the first time this project was bid last year, the grand total was almost \$200,000.00 more. Mr. Foor will be reaching out to the low bidders listed above and will be scheduling a descscope meeting as soon as possible. This will be added to the March Regular Board agenda for March 13, 2023, for approval to award the bids. Mr. Foor will provide the exhibit as soon as it is available.
- 5-Year Capital Plan
 - Daren provided a proposed 5-year plan to the committee and stated this is just a starting point and noted the first school year on budget will be 2022/23. Kathy and Daren are working together on this and reviewing the numbers. The committee would like to review the plan with the full Board so that decisions can be made for priority of items, funding, and which school year the items will be assigned to.

- A few items on this plan were discussed: The committee agreed the roof is a big issue as the warranty is expiring. Daren will be requesting quotes for grass and turf soccer fields. Kathy mentioned the possibility of using the general fund to pay for some of the smaller cost items. Greg also said there could be events held to help pay for the maintenance of the athletic items on the plan.
- 23-24 Equipment Request
 - Maintenance Equipment: Daren presented a list of maintenance equipment the department is requesting for the 2023/2024 school year, totaling \$91,250.00. This list did not include a new maintenance truck as discussed below.
 - Custodial Equipment: Daren presented a list of custodial equipment the department is requesting for the 2023/2024 school year, totaling \$62,500.00.
- Maintenance Vehicles
 - The district currently has three maintenance trucks. Daren stated the inspection on the 2000 F-350 gas dump truck expires May 31, 2023 and will not pass inspection. His suggestion is to purchase a dump trailer that all trucks can pull behind and sell the dump truck on municibid. The 2012 diesel truck could also possibly be traded in for a gas F-350 open utility body, which would provide a savings to the district by switching from diesel to gas. This purchase is not on the Maintenance Equipment request list. Daren will get a trade-in value and will add this to the list.
- Elkland Exterior Brick Roof Leak
 - Tremco was on site to give a recommendation on the Elkland exterior brick roof leak. Tremco gave an assessment quote of \$7,500.00 to determine the root cause only. That cost does not include any repairs. Daren provided three separate quotes and stated these quotes all include the cost to determine the cause of the leak and the repairs required to fix the leak: Budget Roofing \$198,875.00; Blair Contracting \$212,500.00; and Dunmore Roofing & Supply Co., Inc. \$220,745.00. This item is not on the 5-year plan. Kathy suggested adding this to the 2023/2024 school year as a priority. Greg asked Kathy and Daren to look into this and make a recommendation to the Board.
- Administration Building Roof Tremco warranty expires September, 2023
 - Tremco provided a 10-year restoration budget estimate of \$1,450,000.00. Daren noted this is only a coating, and nothing else. Budget Roofing 15-year restoration budget estimate of \$1,500,000.00 includes removing the gravel, repair the wet spots, and do a 2” iso-barrier, which is what was used at Williamson High School and Cowanesque Valley High School in the past. Kathy will be reaching out to her financial contacts and asking for recommendations of how to fund this from the Capital Projects Assigned Fund Balance.
- Williamson High School Gymnasium Light Conversion to LED
 - Daren went over a handout listing the current fixtures and costs versus the department’s suggestion of converting associated with the gymnasium lighting at Williamson High School. If the Board members approve the recommendation of converting to LED, with a cost of \$4,257.20, there would be fifteen less fixtures (35 down to 20) to maintain, energy consumption would drop from 7,560w to 4,000w, and lumens would increase from 406,000 to 453,920. This conversion would also include a 10-year 100% free replacement warranty. This is not included in the 5-year plan, as the cost is less than \$5,000.00.

- Clark Wood Elementary School Fencing Complete
 - Daren reviewed two area maps of the Clark Wood Elementary School and indicated two locations where fencing repairs/additions to be made. This will repair all currently damaged existing fencing and remove the gate in front of the fire hydrant. A 90'x6' chain-link fence along the back of the playground area, and 50' of 4' chain-link fence with one 6' gate to close in front playground area will be installed. Using mostly already supplied materials, 270' of 4' chain-link fence with one 10' and one 4' gate closing off the rear of the playground will also be installed. This is on the 5-year plan and Daren supplied the committee with a proposal for this work from Tension Fencing, Inc. in the amount of \$11,800.00.

After reviewing the information provided during the meeting, Greg requested the committee make the recommended changes as discussed for the Board to review. Greg also asked to be sure to send the documents reviewed at tonight's meeting to the two Board members who were not able to attend.

The meeting adjourned at 5:50 PM.

Kelly Sherman
Board Secretary