

NORTHERN TIOGA SCHOOL DISTRICT

110 Ellison Road  
Elkland, PA 16920

Minutes – Buildings & Grounds Committee Meeting  
November 07, 2022

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 5:58 PM.

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

Administrators Present: Superintendent Barnes, Kathy VanSchaick, and Dennis Fitzwater (via phone).

- WH/CW Water
  - Re-hired Caleb Geist a certified water operator to run our plant
  - All violations to date have been addressed and are in process of being resolved
    - All testing and posting have been completed
    - Waiting for approval from DEP
- Building Security (NRG)
  - Siemens security issues - all buildings that still have this need to be changed out to NRG. WAES and CW/Admin. Contact NRG to get a quote and build into the budget for 23/24 school year. A recommendation to the Board will be made after the quote is received.
- WAES water heaters - need replaced.
  - One is offline, leaks badly. This has been off since around May of last school year.
  - BJ Muirhead provided a quote for replacement of the Raypack heaters that are in place. No labor or installation is quoted. Electrical, plumbing, venting and BMS all needs to be considered for true quote. Quote is ~ \$23,000
  - Installation/venting will need to go out to Bid. Dennis will reach out to Larry Foor and LaBella for recommendations(s).
- Snow Salt Equipment
  - New spreaders that were purchased are not conducive for the district's equipment and practices.
    - Using this type of spreader, Dennis recommended that the equipment (skid steer or tractor) that is using this should be kept in a heated garage with a floor drain. This way the equipment can be washed down after every use.
    - The use of a spreader on a JD skid steer at the WH/RB complex last season 2021/22 has issues with controls due to the salt brine and dust accumulated through the season. This facility only has a cold storage barn. JD Skid steer is still out of commission.
    - CW/Admin is the only facility that has a heated garage and wash area. Use at this location only.
  - CVHS and WH/RB both have 3-point hitch spreaders for the back of tractors that have been used for several years in the past and work great for our situation.
  - The person who purchased the salt spreader from NTSD now has it for sale for \$900.00. Dennis suggested buying it back so it can be used. It was agreed to have Dennis contact the seller and purchase the salt spreader back.
- Snow Removal
  - Snow Plowing RFP's were received and will be added to the Board Agenda for approval at the November 14, 2022 Regular Board Meeting.
  - District has 2 plow trucks to take care of 531,066 sq.ft. or 12 a.

- Facilities are 32 miles farthest apart
- WH has a 12 ft. box plow that is too large for tractor being used on. The tractor doesn't have enough hydraulics to lift box, it is starting to wear bushings on lift arms
- Other concerns
  - Opening of schools takes time to review all HVAC in rooms to ensure no issues
  - Walk through building - boiler rooms, halls checking for no leaks or issues
  - Time to take care of work orders - two maintenance men to resolve issues in four facilities
  - Snow throughout the day - it is not always conducive for maintenance men to stop and go out and plow. Only two trucks with plows and four bus loops very hard to keep ahead of due to locations
- Door Locks
  - Door locks that were part of the major renovation/addition project in 2018 have never been installed. It was agreed this needs to be moved forward on as soon as possible. Dennis and Kathy will be getting together and working on this.
  - WHS -
    - still has construction cylinders in handles
    - No inside intruder lock has been installed
    - Science rooms do not have locks on chemical storage areas
  - CVHS
    - still has construction cylinders in handles in various rooms
  - WAES
    - Handles and cylinders were never installed
- Boiler Maintenance
  - BJ Muirhead has been on site and reviewed all facility boilers
  - Waiting for proposal from BJ Muirhead on maintenance items needed and tune up of boilers
  - Ron Jacoby from Guardian Services has been contacted to start testing and adjusting boiler water
- Roof system at CW/Admin
  - Tremco completed an inferred scan found two substantial wet areas. Dennis is waiting to receive the scans.
    - Roof age is 20 years
    - Flood coating - top coating of roof under stone is not in good shape
    - Tremco will be recommending a roof restoration
      - Two options
        - 15 year us the standard asphalt base flood coating and stone
        - 30 year uses a polyurethane base
  - Marshal Kiessling from Tremco, Inc. will be providing follow up information on all this

The meeting adjourned at 7:40 PM.

Kelly Sherman  
Board Secretary