

Jersey Shore Area School District

Capital Projects Committee Meeting Minutes

January 21, 2019

Members Present: Mr. Merrill Sweitzer, Mr. Craig Allen, Mrs. Mary Thomas, & Mr. Chris Fravel

Others Present: Dr. Jill Wenrich, Mr. Ben Enders, Mr. Mark Wall II

A. Call to Order: Mr. Merrill Sweitzer, Chairman, called the meeting to order at 6:30 p.m.

B. Courtesy of the Floor:

Bruce Rogers – commented on status of Administration Building, Avis Elementary & Salladasburg Elementary. In particular, the effectiveness of the current Administrative Building.

C. Update on Approved Projects:

C1. Tennis Courts – The middle school community tennis courts are 100% complete. Project came in under budget (\$14,925) with project total being \$13,908.

C2. Roof Top Units (RTU) Bid for Administration Building – The bid opening for the RTU occurred on 10/17/18 which resulted in only one bid from Spencer Mechanical in the amount of \$26,600. Administration researched another option to procure this project in November. This option consisted of purchasing the same Trane unit on contract at \$9,085, installation being done by Spencer Mechanical at \$5,930, crane rental of \$1,050 and controls being done by Automated Logic at 9,330. This option totaled \$25,345. Due to inflation, the project is estimated to cost approximately \$28,000. The committee recommended to move the procuring of the unit on contract with separate agreements with Spencer Mechanical and Automated Logic to the entire board.

D. Johnson House

There were several questions from the September 17, 2018 meeting that the committee wanted answered in order to continue the conversation. The questions and corresponding answers include:

1. Could the house be utilized by the high school CTE program for real world repair experiences?
 - a. Yes, it could if the proper permit was obtained.
2. Could the house be utilized by athletes using the track/soccer complex as a shelter area during inclement weather?
 - a. Yes, it could if the proper permit was obtained.

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3. Could the house be utilized to store track items such as pole vault pits, etc?
 - a. Yes, it could and has been used for storage. However, items are not currently being stored there, because in the past the items would become saturated with water when stored in the Johnson House.
4. Has the administration discussed any other uses for the house?
 - a. Yes, we have multiple times.
5. What is Montoursville doing with their similar house?
 - a. It is used for a program called Teen Link, which is run by the Lycoming County Head Start program.

Also, the administration followed up with Jerry Kilgus, Codes Officer from the Central Keystone Council of Governments. In an email sent to Mark Wall on January 10, 2019, Mr. Kilgus stated “the path of least resistance would be to keep it a single-family dwelling.” Also, he stated “If the district were to change the use of the building from a single-family dwelling, it would need to go through the building code and zoning process.”

E. Doorway/Archway in the HS between D126 & D131

Administration provided further clarification on this request. The instructor and HS principal are requesting both double doors and several windows to be installed between these two classrooms. This request would provide a line of sight for the instructor. The committee agreed to move the architecture and engineering of the project forward to the board along with the bidding of the project.

F. Capital Projects Listing Review

A review of the capital projects listing was done with a focus on the 18/19 projects. The committee agreed to move the scanning of the concrete pipes that run through the middle school forward to the board. Also, the committee would like to have information concerning commercial dehumidifiers emailed to them with either forwarding to the entire board or a separate meeting to follow.

G. Roofs Update

A review of the district’s Tremco Roof Management Plan was presented and will be provided to the committee via email. There are 4 roofs that will need to be addressed in the next three years: Roof on the Middle School E-wing addition,

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Salladasburg gym and canopy roof, Metal roofs on the Admin Building, and the Middle School Gym roof. Also, the committee agreed that all preventative maintenance and warranty inspections need to be a part of the district's general fund budget.

H. Adjournment

The meeting was adjourned at 8:51 p.m.