

Jersey Shore Area School District

Capital Projects Committee Meeting Minutes

May 8, 2019

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

Members Absent: 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: None

C. Update on Approved Projects:

C1. Roof Top Unit (RTU) for Administration Building – The RTU is 100% complete. As of 5.8.19, payments to the following vendors have been made: Trane (\$9,085), Allison Crane & Rigging (\$1,050), Spencer Mechanical (\$5,930), & Automated Logic (\$9,330). Total cost to replace one (1) RTU came in at budget at \$25,395.

C2. Doorway/Archway in HS between D126 & D131 – Mr. Wall has done a site inspection with the architect, Larson Design Group. The architect is working on the drawings and will possibly have the drawings complete the week of May 13th.

C3. Middle School Pipe Inspection – Video inspection of the storm water pipes on the Middle School property is 100% complete. The video inspection was completed by Tiadaghton Valley Municipal Water Authority. Total cost came in under budget (\$1,200) at \$600. The inspection consisted of taking video recordings with a special camera of approximately 2,300 feet of storm water pipes on the Middle School property. The pipes run underground or under the Middle School building. It was determined that approximately 100 feet of the pipe under the band room of the school is deteriorated. Mr. Wall is working at finding a contractor that can reline this section of the pipe and clean the pipe of the main drain in the High School Pool. The pool had to be drained, due to a separate issue, and an inspection of the main drain line found build up from years of use. The committee was okay with bringing a contractor to fix both problems at the same time forward to the board. At this time an estimated cost to repair the pipes is \$150 per foot.

D. Dehumidification Equipment/Plan

Administration provided information regarding the purchasing of equipment that will help manage the climate within the buildings during the summer months. The specific pieces of equipment requested are eleven (11) commercial

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dehumidifiers (total cost = \$17,545), eleven (11) air scrubbers (total cost = \$8,965), and eleven (11) air movers (total cost = \$2,035). Total costs equal \$28,545. The committee discussed some changes in daily operations that will occur this summer. Those changes include: custodial staff will be cleaning their own buildings instead of team cleaning and daily readings/recordings of both dew point and humidity levels. The equipment requested will be used in areas where high readings occur. Also, this equipment will be used in known problem areas, i.e. the varsity football locker room. The life expectancy of this equipment is approximately 10 years with the only recurring costs being the price for air filters on the scrubbers. The committee agreed to move the purchase of all the equipment to the full board at the May 13, 2019 meeting.

E. Avis Issues

- E1. Fobbed Doors to Classrooms = \$21,000
- E2. Fobbed Doors to Office = \$5,000
- E3. Fire Strobe Lights = \$100,000

After a short conversation about these items, it was decided to move the conversation to an executive session with the full board, due to the security nature of the items.

F. Capital Projects Listing Review

A review of the capital projects listing was done. As of 5/8/19, the total funds available in the capital projects account is \$685,363.84. One of the projects highlighted was the renovation of 4 HS science classrooms. The fixtures and tables in these classrooms are original to the building. Mr. Wall will be fixing the lab tables in house, pressure testing all gas lines, fixing gas fixtures, and researching solutions to ventilate the flammable cabinet. Several upcoming projects were highlighted including the replacement of the Salladasburg Elementary roof which has an extended warranty that will expire in 2020. There was also a discussion on the deterioration of asphalt at all buildings within the district.

G. Mr. Sweitzer's Requested Items via 4.26.19 – 12:17 pm Email

- G1. Summer Cleaning Plan and Mold – discussed during item D.
Dehumidification Equipment/Plan

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- G2.** Hiring a Full Time Custodian at the Middle School/Building Maintenance Impact – needs discussed with the entire board
- G3.** Soccer Complex Press Box 2018-19 \$15,000 – The need for a press box at the soccer complex was discussed. Mr. Wall will verify if the current bleacher structure can hold a press box.
- G4.** Re opening the Johnson House – The possible uses for the Johnson House was discussed. The district has no occupancy permit for the house. Jerry Kilgus, Codes Officer from the Central Keystone Council of Governments, stated in an email sent to Mark Wall on January 10, 2019 that “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.”
- G5.** Removal all Capital Projects money from the budget – Clarification was provided concerning the capital projects money presented on the April 22, 2019 treasurer’s report. The capital projects funds are deposited in both PLGIT and the Muncy Bank & Trust with the majority of the funds deposited in Muncy Bank & Trust.
- G6.** Replacing the Salladasburg all purpose room roof – discussed during item F. Capital Projects Listing Review
- G7.** Fence repair and power wash on the varsity Tennis Courts – A discussion on the drainage work done to repair the fencing at the tennis courts and the cleaning of the courts. The maintenance department was praised for the work done on the courts.

H. Adjournment

The meeting was adjourned at 8:09 p.m.

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Capital Project Plan

As of 5.8.19

Double Asterisk = Feasibility study recommendations.

Yellow is complete with the actual cost

Red is a projection and estimated cost.

	total cost	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Avis Elementary School								
<u>construction date 1976</u>								
<u>Building square feet 44,550</u>								
<u>Acreage=76.43</u>								
Office door security	7,422		7,422					
Replace damaged concrete	9,000			9,000				
Toilet partition replacement	5,000			5,000				
Replace emergency generato **	65,000					65,000		
Fobbed Doors to Classrooms	21,000				21,000			
Fobbed Door to Office	5,000				5,000			
Fire Panel Replacement for Strobe Lights	100,000				100,000			
Parking Lot Resurfacing	50,000					50,000		
Jersey Shore Elementary School								
<u>construction date 1967</u>								
<u>original square footage 81,079</u>								
<u>addition 2013 14,086=95165</u>								
<u>Acreage=19.89</u>								
Generator and chiller fence	3,244		3,244					
Refund from Renovation Proj.	(15,778)	(15,778)						
Architect Fees (Renovation Proj.)	2,225	2,225						
Replacement of PVI Domestic Hot Water Heater	18,000						18,000	
Parking Lot Resurfacing	100,000					100,000		
Salladasburg Elementary School								
<u>construction date 1968</u>								
<u>original square footage 37,711</u>								
<u>addition 2001 11,392=44103</u>								
<u>Acreage=35</u>								
Addition roof	285,000				285,000			
Canopy roof	65,000				65,000			
Replace unit ventilators **	130,000						130,000	
Replace boiler **	200,000						200,000	
Sewage plant upgrade (required by DEP)	43,244	41,780						
Rekeying Remaining Non-Classroom Doors	30,000				30,000			
Parking Lot Resurfacing	200,000					200,000		
Middle School								
<u>construction date 1959</u>								
<u>original square footage 97,281</u>								
<u>1983 addit. 11,135&2001 addit 4032</u>								
<u>Acreage=15.91</u>								
Parking Lot Resurfacing	100,000					100,000		
Replace damaged concrete	10,000			10,000				
Replace ATC with DDC ATC	681,980	340,990	340,990					
Inspect & Reline crawl space rainwater piping	1,200			1,200				
Replace exterior lighting	30,000		30,000					
Replace chiller	105,680	104,778						
Tack/cork strips in all classrooms	9,447		9,447					
Replace 60 ton chiller for admin wing	80,000						80,000	
Replace all carpet classrooms w/ VCT Tile	15,000				15,000			
Gymnasium Roof Coating	60,000						60,000	
Roof on New Addition off E-wing	70,000					70,000		
Refurbish E-wing lockers (385)	50,000		50,000					
Senior High School								
<u>const date 1983</u>								
<u>original square footage 131,310</u>								
<u>addition in 2001 52,636=183,946</u>								
<u>Acreage=29.50</u>								
Mat lift	8,560	8,560						
Replace ATC with DDC ATC	162,646	162,646						
4 science classrooms renovation	300,000					300,000		

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Capital Project Plan

As of 5.8.19

Double Asterisk = Feasibility study recommendations.

Yellow is complete with the actual cost

Red is a projection and estimated cost.

	total cost	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Pole lights to soccer/track complex	45,000		45,000					
Replace Durolast roof	435,428	435,428						
Door & Windows between CTE classrooms	50,000			50,000				
Replace Domestic Hot Water Tank/Heater	23,357			23,357				
Demolish Johnson House	16,000			16,000				
Fix Back Hallway 2nd Story Terrazo Floor	12,000				12,000			
Adding center aisle to auditorium	25,000					25,000		
Parking Lot Resurfacing	100,000						100,000	
Administration Building								
<u>construction date 1973</u>								
<u>total square footage 25,695.</u>								
<u>Acreage=8.47</u>								
Upgrade Entrance Security	7,000			7,000				
Roof rear portion	48,700		48,700					
Roof front portion	25,000			25,000				
Replace RTUs	109,395	28,000	28,000	28,000	25,395			
Server Room AC	43,768	43,768						
Building management controls	52,610	52,610						
Parking Lot Resurfacing & Reduction	200,000							200,000
Maintenance Garage								
<u>Acreage=1.15</u>								
Athletic Stadiums								
<u>Football Field Acreage=10</u>								
Soccer complex press box.	15,000			15,000				
Cleaning & Restriping of Track	38,570			38,570				
Miiddle School Tennis Courts Refurbising	13,908			13,908				
Resurface running track	200,000							200,000
District-Wide								
Commercial Dehumidifiers	30,000			30,000				
Additional fiber to in town schools	45,175		45,175					
Total Scheduled Projects	4,543,781	1,205,007	607,978	272,035	558,395	910,000	588,000	400,000

Cash Flow

Actual Beginning Cash Balance	1,477,427	925,647	525,951	513,916	61,521	61,521	(747,479)
Actual Interest Earnings	5,501	6,583	9,870				
Actual Transfer from General Fund			250,000	0	0	0	0
Actual Projects Completed (Highlighted in Yellow)	(1,177,007)	(406,279)	(75,834)	0	0	0	0
Interfund Payable/Receivable	619,726						
Actual Ending Cash Balance	925,647	525,951	709,987	513,916	61,521	61,521	(747,479)
Estimated Interest Earnings	0	0	130	6,000	1,000	0	0
Projected Transfer from General Fund				100,000	100,000	100,000	100,000
Scheduled Projects	0	0	(196,201)	(558,395)	(910,000)	(588,000)	(400,000)
Estimated Ending Cash Balance	925,647	525,951	513,916	61,521	(747,479)	(426,479)	(1,047,479)