

BOYERTOWN AREA SCHOOL DISTRICT
Boyertown, Pennsylvania
www.boyertownasd.org

Facilities Committee Meeting

February 20, 2018

Meeting Minutes

Meeting called to order:

Board Members in Attendance:

David Lewis - Chair
Clay Breece
Jill Dennin
Steve Elsier
Ruth Dierolf
Chris Neiman
Donna Usavage
Brandon Foose

Members of the Public:

Mr. Walsh

Graduation Location Change - Mrs. Torchia

Mrs. Torchia stated due to the fact they believe it will not be possible to hold graduation at Memorial Stadium, the District has looked at venues that are large enough to support the number of people in attendance. Santander was considered as there are roughly 538 students graduating. Other colleges such as Alvernia and Albright are too small. There was a cost analysis done to compare the cost for Santander vs the current District budget for graduation.

Mr. Lewis opened up the meeting for questions and thoughts:

Discussion included considering Bear Stadium as an alternate venue. Concerns regarding elderly and handicap access and any ground level seating that may be needed and a question as to where the stage would be setup.

Other venues were suggested and administration was asked to bring suggestions to the Board. Pros and cons were discussed such as impact to community and businesses by not having graduation in Boyertown and the length/time of drive to Santander and ability for people to drive. Positive factors to consider are less cost, no weather impact and larger seating capacity with greater number of tickets allocated to each family.

It was suggested that the District do a survey to see if the idea of Santander was favorable. It was confirmed that Santander was only being "held" and only for graduation for this school year.

Discussion occurred regarding having enough time to look for other venues and question about providing transportation for students and for any families that would need it. It was determined that Quigley had been contacted and would be able to accommodate need for transportation.

Mr. Lewis concluded by stating that administration would be asked to provide a few other options.

Mr. Walsh, a member of the public, asked about a discrepancy on the handout, wondering why there was a difference in cost for school resource personnel and why the cost was less to go to Reading.

Dr. Cooper explained the costs were related to the amount of time spent by the School Resource officer in planning for the event when held in Boyertown and costs were less for Reading as the pre-planning time was not needed. Mr. Walsh asked if costs were additional. Dr. Cooper said they were.

Question raised regarding additional custodial costs listed on the chart when the custodians are already working on 2nd shift. Dr. Cooper's response was inaudible.

Question to clarify that overtime costs were not additional costs.

Mr. Lewis concluded the item by stating they have decided administration will look to a couple of other alternatives that the Board can consider, however, he understands that the Board has the date reserved at Santander so that was a good thing.

Update on the Stadium - Bill Gasper

Audio was unable to pick up Mr. Gasper's opening remarks. General conversation regarding the contract with Isett and the discrepancy between the lawyers. Mr. Gasper stated copies of those agreements were given to the Board.

Discussion took place regarding what the discrepancy in the contract was as some Board members expressed confusion. It was explained by Mrs. Adams and Mrs. Torchia that the discrepancies would be resolved with a phone call to the District solicitor and were mostly minor wording discrepancies. The District needs to be sure the connotation of what the words represent is not a risk factor. Some Board members asked to see the contract before they voted and question was raised if the Board needed to vote on the contract again, or if it was conditionally approved pending solicitor approval.

Mrs. Adams explained that her expectation would be that at the next Board meeting, Administration would tell the Board that they have revisited with the District solicitor and it meets with his approval and therefore has been approved by the Board based on the District solicitor approving it. Mrs. Adams said the Board will be given an update saying it has all been settled.

Mr. Lewis concluded the item by saying he believed that it was fundamentally agreed that if Mr. Sultanik is okay with this, the vote that they took is still legitimate, and they are going to move forward as planned.

Facilities Staffing - Bill Gasper

Mr. Gasper spoke, (audio was intermittent.) General topic regarding Mr. Gasper's review of staffing and using formulas to determine if a building was staffed properly. Mr. Gasper gave some examples of buildings and how their staffing compared to the formulas.

Mr. Gasper spoke about air conditioning in buildings with regard to filter maintenance. During Mr. Gasper's comments the audio was not functioning and was intermittent.

Mr. Lewis asked for questions on Mr. Gasper's comments.

Mr. Gasper was thanked for bringing this to the Board's attention and it was stated that this reiterated what they've known and have been saying for years that they (facilities staff) do an excellent job and do it understaffed based on the formula.

Earl Sewer Plant Update

Mr. Gasper said there was discussion about this previously. Mr. Gasper said he feels the first thing they have to look at is the road and the sand bed. Audio was intermittent. Mr. Gasper said a cost for the job would be \$37,000. Mr. Gasper proposed a timeline. Mr. Gasper's comments were mostly inaudible.

Question asked if this was to be a redesign of the whole plant. Mr. Gasper explained that it would only be the sand bed and the road this year. He stated there were other items on the Earl 5 year plan that would be considered for other years.

Discussion was held regarding the need for a road. Mr. Gasper explained that it was due to safety of the pumping truck when the ground was soft and to have access to the plant as opposed to running hoses from the parking lot.

Discussion regarding possible cost savings to bid all of the work required on the Earl Sewer Plant or to just do the sand bed and the road. It was explained by Mrs. Adams that she does not believe they would receive the same benefits by doing the project at one time as they would if they were in the middle of a construction project where they have mobilization and demobilization and would save a tremendous amount of money by eliminating that activity. Mrs. Adams says her recommendation would be to allow it to move forward in the manner that they have been recommending which is to do it over a 5 year period.

Question to clarify that the septic system is currently working and the need to fix it. Mrs. Adams commented that the plant is working based on standards established years ago and that the plant is being setup for failure if something isn't done with it.

Concern about being cautious with the Earl Sewer plant needs based on the previous experience with the Pine Forge Sewer plant when it was presented to the Board as possibly needing to be repaired and when examined, found the plant was not in need of updating. It was explained that the Pine Forge Septic system was identified as a genuine concern and after examined, there were fortunately no issues.

Discussion regarding the scope of work and design relating to grades and fencing and concerns of the functionality of the sewer plant design. Mr. Gasper agreed that the terms of the whole design needs to be looked at more closely, however, the sand bed and road should be completed now.

Mr. Lewis asked if there was anybody who wasn't amenable to taking the next steps for Mr. Gasper to continue to work toward the nominal estimate of \$37,000 for road and sand beds to get them on track to get this job done this summer. There were no objections.

Mr. Lewis stated that was good and said that there were a couple of more items.

Audio was intermittent.

Mr. Gasper was asked to provide highlights from the two major construction projects.

Mr. Gasper spoke. Audio could not be heard

Board Comments/Questions

Question about punch lists and tennis courts and what is happening with them. Mr. Gasper explained it cannot be looked at until it is 70 degrees outside and the water dissipates, so they cannot do anything right now.

Question regarding maintenance and if anyone has checked Bear Stadium so that they do not let that go that it deteriorates like the other one. Mr. Gasper stated that there has not been anything done officially, but he has been looking at other things... Audio was intermittent beyond this point.

Request made that the Board put several thousand dollars away each year earmarked specifically for Earl Sewer; so that they have money when these things come up.

Question about a recent water problem at MSW that our maintenance had to clean up and if the company was charged for that. Mr. Gasper replied that it was worked out with them. He explained that the company did some other stuff in return for our cleaning up.

Statement regarding custodial uniforms suggesting there are more beneficial ways to spend the money in Mr. Gasper's department and that there is a current dress policy that should be addressed before money was spent on uniforms. An additional statement suggested that uniforms would be a good thing for the custodial employees and an update to the dress policy should be easy to do.

Mr. Gasper was thanked for his efforts to save the district money, specifically in outside spraying and his idea of bulk salt.

Statement to clarify that it was made clear by Mr. Krem at the last meeting that he found it was not the fault of any of our maintenance people over the years that the stadium deteriorated; that it was because of simple wear and tear. Mr. Gasper spoke. Audio was not functioning.

Statement made relative to the 5 year capital projects plan that we be sure all of these items are getting put on the 5 year capital projects plan before it is presented to the Board; even the Earl items as it (the 5 year plan) was a living document.

Question about the change orders mentioned earlier in the meeting, if they were moving forward. It was clarified that they had not presented any changes orders. The change orders that Mr. Gasper had

talked about were an update to the Board on the change orders to come. Mrs. Adams explained that they will be presented in the normal process.

Statement made regarding the stadium and that it was identified as a project 5 or 6 years ago to be looked at and money was put aside, but it was deemed unnecessary. Suggestion was made that if the Board had decided to do the work then they wouldn't be in this situation now.

Mr. Lewis thanked everyone for their patience

Public comments

Mr. Walsh spoke with regard to the sewer plant and shared his concerns relating to upgrades, the 40 year old standards and the regulating agency. Mr. Walsh also spoke about Santander and custodial staff stating since they are already being paid there is no real cost, that it was a reallocation of staff that was already being paid for. Mrs. Adams shared that a lot of the custodial staff surrounding graduation is on an overtime basis. They cannot get it all done during their regular worktime so there is a lot of overtime involved in that too.

Committee comment - none

Announcements - none

Mr. Lewis adjourned the meeting