



## Board of School Directors Committee Meetings Minutes Wednesday, December 6, 2017

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**Members present:** Nicholas Braccio, William Brong, Janet Flisak, Matt Holliday, Ken Keith, Thomas Kwiatkowski, Stephen Nelson, Donna Scheuren

**Members absent:** Scott Jelinski

**Others present:** Frank Ball, Sharon Fuhrman, Frank Gallagher, Christopher Hey, Raymond Kase, Katie Kennedy-Reilly, Lisa Snedaker, and William Stone

### 1. Operations Committee

Mr. Brong called the meeting to order at 7:03 P.M.

#### 1.1 Approve Agreement for Environmental Consulting Services

Mr. Brong noted that Administration is recommending the approval of an agreement with Element Environmental Solutions of Adamstown, PA for the remaining work associated with the underground storage tank mitigation at the E. Merton Crouthamel Elementary School project, in the amount of \$61,000. Mr. Stone then introduced representatives from Element Environmental Solutions and Reynolds Construction.

Mr. Stone said there are three goals for the mitigation strategy and recommendation to approve the agreement: the long term safety of students and staff, a cost effective solution, and a solution that has the least impact on the construction schedule. Mr. Stone indicated that a number of options were investigated and of those the one that yielded the best result in achieving our goals is the installation of an active vapor mitigation system (VMS) and groundwater monitoring wells. Mr. Stone commented that these are not mutually exclusive options, and would need to be approved as one comprehensive solution. Mr. Stone briefly explained the VMS and indicated that a passive system was not appropriate for a school. Mr. Stone also noted that while the PaDEP does not dictate what we should do, the installation of a VMS is the most widely acceptable solution and would be PaDEP compliant.

Mr. Smith of Element Environmental said that the installation of the VMS could proactively address any potential issues such as radon (although there is no indication any exists). He also stated that the system would alleviate any issues that would arise under the slab.

Mr. Stone outlined the next step in the remediation process: to authorize the administration to release a construction change order to Rampart to install the vapor barrier. At this time we agree with the contractor on the scope of work, but do not have a detailed estimate. This work would include the installation of sub-slab piping, upgraded vapor barrier, caulking and stacks. Reynolds Construction will be providing a cost breakdown of this change order and it will be brought to the Board for approval at a later date.

Mr. Brong reviewed the associated costs for the work that has already been performed to remove the tank and dispose of soils. Mr. Brong asked about the wells that would be drilled for the VMS and how often they would be checked. Mr. Smith replied that they would be checked twice, about one month apart. If there is no evidence of contamination on the rest of the property, testing would be completed. Mr. Brong asked about a well not meeting the standard, and Mr. Smith said only if soils were contaminated would additional wells be required. Mr. Smith also indicated that the current modular classrooms would need to be removed prior to the wells being constructed.

Mr. Keith asked about possible engagement of new contractors to complete the work and Mr. Stone said that would not be necessary. Mr. Keith also asked about additional meetings pertaining to the site work and Mr. Stone responded that he does not believe there will be additional site meetings as Mr. Smith has been on site as needed.

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Mr. Braccio asked about remaining groundwater and soil contamination. Mr. Smith responded that the soil surrounding the area from a tank that had been previously excavated in 2016 exhibited some contamination. A discussion ensued about the previously removed tank and the newly discovered tank. Mr. Smith said that both tanks contributed to the current issue. Mr. Braccio asked about the depth of the excavation and how many test samples were done. Mr. Smith responded that the excavation averaged eight to nine feet. Mr. Smith distributed a drawing that showed where the tank was previously removed and the tank that was found during current construction. The committee reviewed the drawing and Mr. Smith and Mr. Spahr both agreed that the contaminated ground water necessitates the vapor system.

Mr. Smith reviewed more specifics of the VMS proposal and indicated that PaDEP has been on-site and has approved of this approach. Mr. Smith also explained the process for capturing any active vapors and testing of the sub slab after the VMS was installed.

Mrs. Flisak asked about the levels of the contamination and the timing. Mr. Smith said that they have been following all PaDEP recommendations. The remediation strategy would be to eliminate the pathways of contact in anticipation of PaDEP acceptance.

Mrs. Scheuren asked about the Rampart bid and the breakdown of costs and if this is essentially an upgrade to the existing vapor barrier. Mr. Brong further indicated that the stack portion of work could be completed by the plumber instead of Rampart, under the GESA contract. Mrs. Scheuren acknowledged the donation of the VMS fans by Reynolds Construction. Mrs. Scheuren also asked about how we would demonstrate compliance. Mr. Smith said that results of the testing could be reported to the Board, during the process of sampling and sub-slab testing.

Mr. Kwiatkowski commented favorably on the information presented.

The Committee agreed to move forward to the full Board the approval of \$61,000 to Element Environmental.

**1.2 Five-Year Capital Project Plan Update and Proposed 2018 Summer Projects**

Dr. Gallagher commented that the Power Point presentation would highlight building and facilities projects as part of the Five year capital project plan as well as the proposed 2018 summer projects. Mr. Stone acknowledged the progress that has already occurred on many of the projects with very minimal borrowing.

Mr. Ball reviewed the presentation and the specifics at each school. The committee and board members asked questions on various projects.

Mr. Braccio asked about the specific roof area at Franconia Elementary School needing repair and Mr. Ball responded that it was the original part of the school.

Mr. Kwiatkowski asked about the mechanical replacement at Oak Ridge. Mr. Ball said that it is currently functional, but is acknowledging that the life span of original equipment is coming to an end. Mr. Kwiatkowski asked about the clock and bell system and Mr. Ball responded that a replacement would be a wireless system.

Mr. Brong asked about the proposed window replacement at Salford Hills and if there were grant monies available for this project. Mr. Ball said he would pursue any opportunities. Mr. Keith asked about the grant monies for exterior lighting at Salford Hills. Mr. Ball said those opportunities also exist and that he would investigate. Mrs. Scheuren inquired about the need for window replacement and Mr. Ball said some of the windows are single pane windows that simply need replacement.

Mrs. Scheuren asked about the carpeting project for Vernfield and Mr. Ball discussed the possibility of replacing old carpet with carpet tiles, rather than sheet goods, which is more cost effective.

Mr. Brong asked about the specific upgrades to the Indian Crest gymnasium and Mr. Ball discussed the lack of air conditioning and heat. A discussion occurred regarding the cost of future boiler replacement and a gas line.

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Mr. Ball said that Indian Valley Middle School is the oldest school that has not had any significant renovation. The proposal for new bleachers and the exit doors in the main gym would be a safety improvement. Mr. Kwiatkowski asked about the secure entrance vestibule at Indian Valley. Mrs. Scheuren asked about the bleachers at IVMS and Mr. Ball outlined some of the mechanical difficulties of their operation and storage. The proposed time frame for this project is to bid in February or March 2018.

Mr. Ball noted that the high school track is being considered for replacement as it will soon be ten years old.

Mr. Braccio asked about the brick facade at Oak Ridge and Mr. Ball explained the test procedures that were done on the pavilion, which is constructed using the same brick as the school. This project will be monitored through the winter to determine its viability for the entire school building.

Mr. Holliday inquired about the running track at Indian Valley Middle School and Mr. Ball said that it is a cinder track and does not require the same maintenance as Indian Crest or the high school. Mr. Holliday also asked about the tennis court at Indian Valley MS. No plans are imminent for repair or replacement due to limited use.

Mr. Ball commented on district-wide initiatives that include the upgrading of the high school security cameras as they are outdated as the buildings age. Mr. Kwiatkowski asked about the connection between camera upgrades and wireless tech upgrades, and Mr. Kase commented that those upgrades are concurrent with the Technology Department.

Mr. Stone reviewed the remaining expenditures and highlighted the 2018 proposed summer projects. As the debt begins to drop, Mr. Stone noted that the debt service budget will allow some flexibility to fund some of the future projects. Mr. Stone noted that planning must occur to reach that point. Mr. Stone also discussed annual capital reserve transfers. Mr. Stone commented that we are in a good position to be thoughtful in our planning.

Mr. Braccio asked about HB 76 and its impact on our planning. Mr. Stone replied that it is in our best interest to focus our needs locally, as the State revenue remains fluid. Mr. Holliday asked about prioritizing and Dr. Gallagher said that as a revised Five-Year Capital Plan is developed, it will contain a priority component. Mr. Holliday asked about the previous 5 year plan and the recording of items that were previously addressed and completed. Mr. Brong reiterated that continual review of the Five-Year Plan assures that projects are not being neglected or disregarded. Dr. Gallagher reminded that while some of our projects are often for energy conservation, student and staff safety always remains a priority.

Mr. Kwiatkowski asked about any future refinancing opportunities and PlanCon monies. Mr. Stone said we are always looking for refinancing opportunities and that the the PlanCon reimbursement for the EMC project is currently on schedule.

**1.3 Approve the Proposed 2018-2019 School Year Calendar**

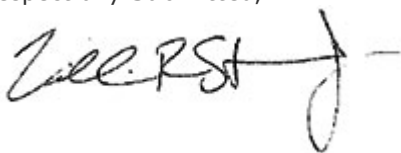
Dr. Hey reviewed the items that dictate the creation of the school year calendar: the collective bargaining agreement and student attendance of 180 days. There was discussion concerning the calendar as it relates to standardized testing dates. A member of the public commented on the last day of school early dismissal schedule.

The committee agreed to move the 2018-2019 proposed calendar for Board Action.

Mr. Brong adjourned the Operations Committee Meeting at 8:45 P.M.

Dr. Gallagher reminded the group of the 50th Anniversary Dinner Celebration for NMTCC on Monday, December 18.

Respectfully Submitted,



William R. Stone  
Board Secretary