

## LAMPETER-STRASBURG SCHOOL DISTRICT

Lampeter, Pennsylvania 17537

### Buildings and Grounds Committee Minutes

September 21, 2020

6:30 P.M.

Virtual Meeting

Mr. David J. Beiler called the meeting to order at 6:35 p.m.

PRESENT: Board Members, Mr. David J. Beiler, Mrs. Melissa S. Herr, Mr. James H. Byrnes, Mrs. Patricia M. Pontz, Mr. Dustin D. Knarr, Mrs. Audra R. Spahn and Mr. Scott Kimmel; Community Representative, Mr. Steven McClune; Superintendent, Dr. Kevin S. Peart; Assistant Superintendent, Dr. Andrew M. Godfrey; Buildings and Grounds Director, Mr. Glenn R. Davis; Business Manager, Mr. Keith A. Stoltzfus; Mr. Larry Levato - Crabtree, Rohrbaugh & Associates

### FEASIBILITY STUDY – SCHEMATIC DESIGN UPDATE

Mr. Stoltzfus provided a brief background followed by a PowerPoint presentation by Mr. Levato detailing progress to date. This presentation included a review of the Guiding Principles, estimated project costs and campus site location. New information shared included preliminary site and room concept drawings and discussion of next steps. As a reminder, the Board authorized Schematic Design for this potential building, but no further action has been approved. Mr. Beiler asked about the timing of a GeoTech study and Mr. Levato indicated that is typically at the start of Design Development.

### HIGH SCHOOL COMPETITION GYM

Mr. Stoltzfus provided the following report: High winds and rain damaged the roof to the gym. Water entered the gym and an HVAC unit fell through the roof on to the gym floor below. Fortunately, the damage and repairs are being covered by our insurance. The entire gym floor was to be sanded down and re-coated to repair the damage. With the floor sanded down, it presented an ideal time to apply our “LS” interlocking logo to center court and “PIONEERS” across the end-lines rather than along the sidelines where the teams sit. During initial discussions, an additional cost was not mentioned by the job foreman. However, it was determined that to do the job right and while the floor was bare, it would cost approximately \$6,000. Terrible timing from a budget standpoint, but unlikely to be another time when the floors were already under repair. Provided same information to the Board and did complete the job for \$4,025.

### VICTORY CHURCH LEASE AGREEMENT AND STRASBURG ELEMENTARY

Committee discussed options given that Victory Church has requested to terminate their lease of Strasburg Elementary effective 10/15/2020. The original 4 year lease ended 5/31/2019 and was in a month-to-month status. This ends just over 5 years for this partnership and truly a positive for both L-S and Victory over those 5 years. It also brings greater urgency to looking at options for Strasburg Elementary.

- a. To use for our students, there are significant mechanical, technology, security and ADA upgrades which would be needed. There are also equity and significant annual operational cost concerns to ensure access to services, travel and duplication of staff in the long run.
- b. “Mothball” building – closeup completely, drain water – practical? Or simply turn down all setpoints and drain domestic water
- c. Lease or sell building
  1. Terrible timing, who may be looking for space – working with Karen Staub and Michelle Brubaker to see if any of our existing partners are in need of space, conversation with IU-13, talked with Manheim Central and Donegal Business Managers about their experience in recently selling buildings.

d. Committee asked that Administration look at options including:

1. Explore community needs with the Ministerium – similar to Paradise Elementary and Factory in Pequea Valley School District
2. Contact Strasburg Borough
3. Contact L-S Together
4. Consider a Commercial Real Estate agent

#### PENNDOT PROJECT – WALNUT RUN BRIDGE

Mr. Stoltzfus reported that PennDOT recently notified us that they plan to replace the bridge over Walnut Run on Walnut Run Road. They believe the project has the potential to affect historic properties. The anticipated Let Date is 9/7/2023 and they have reached out to us to see if we would like to be a consulting party. Per PennDOT's website: By participating as a consulting party on a transportation project, your input will be considered early in the design process and may affect PennDOT's treatment of the historic property. As a consulting party, PennDOT will actively inform you of steps in the Section 106 process and will consider your comments during the project development process. Committee agreed that we should pursue being a consulting party especially given how close the replacement bridge may be to the building and any upgrades to the intersection.

#### ITEMS FROM THE COMMITTEE

Mr. Beiler asked if there were any other items from the Committee.

#### ADJOURNMENT

The meeting was properly adjourned at 7:20 PM.