



MINUTES
SPRING GROVE AREA SCHOOL DISTRICT
BOARD OF SCHOOL DIRECTORS
BUILDINGS AND GROUNDS COMMITTEE MEETING

DATE/TIME of MEETING: June 21, 2023

LOCATION of MEETING: Spring Grove Area School District Technology Center
Roth Church Road, Spring Grove, PA 17362

ATTENDANCE: **The following School Directors were in attendance:**
Karen Baum, Rodney Shearer, Doug Stein, Doug White

The following were in attendance:

Scott Cousin, Crabtree, Rohrbaugh & Associates (CRA)
Bruce Burchfield, Crabtree, Rohrbaugh & Associates (CRA)
John Luciani, First Capital Engineering
Joe Gurney, First Capital Engineering

The following Spring Grove Area School District personnel were in attendance:

Dr. George W. Ioannidis, Superintendent
Dr. Steve Guadagnino, Assistant Superintendent
Mark Czapp, Director of Business Operations/Board Secretary
Bill Stiles, Facilities Manager
Suzanne Sterner, Board Recording Secretary

A meeting of the Buildings and Grounds Committee of the Spring Grove Area School District was held on Wednesday, June 21, 2023.

Purpose of Meeting

Mark Czapp called the meeting to order at 2:33 PM and welcomed all attendees. Czapp stated that since the last Buildings and Grounds Committee meeting, First Capital was engaged by the School Board as the civil engineering subcontractor under CRA for the maintenance facility project and potential campus access roads. At the direction of the Board, three sites were selected (site #2, #3, #5) among five initially proposed to present to First Capital and CRA as the starting point to develop a high-level overview and conceptual drawings.

Status of Projects

Scott Cousin, CRA, presented a handout of the updated floor plan (footprint) reflecting additional room/space dedicated to storing items currently housed elsewhere, as requested from the committee during the previous meeting.

John Luciani, First Capital, shared a presentation listing the pros and cons of the three proposed maintenance facility site locations. He explained using a general topography program to determine initial “rough” grades, etc., as a baseline in developing preliminary plans, in addition to considering several variables:

- Proximity of the site location to the center of the campus
- Slopes / grades of land
- Pavement costs (PennDOT value as benchmark)
- Aesthetics
- Vehicle passage ability and accessibility to storage areas (WB-62)

Five Sketch Plans were presented: 2A, 2B, 3A, 3B, and 5. A general list of pros and cons were noted with each option. Luciani reiterated that these plans were a high-level overview and indicated that the next presentation would include a “deeper dive” using better topography and greater detail.

Joe Gurney, First Capital, stated that he is inclined to suggest site 2B as a first consideration for the facility structure based upon how a truck would be able to get in and out of the site. The site affords better grading (may not require a retaining wall) and may provide opportunities for negotiating with Krise Transportation for ground

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removal/paving costs, given their impending request to have an access road onto the campus. Gurney's second recommendation might be site 3A, with the opportunity to consider flipping the layout of the building and placing the road on the north side of the building.

Gurney stated a high likelihood that there will be more than one acre of land disturbance with above-ground stormwater. Czapp pointed out the access points to the water and sewer lines along Rocket Drive.

There was a concern with placing a maintenance facility near the main entrance, a focal point when entering the campus. If considering site #5, there could be dual use for the road in providing secondary access to SGE. If the plan were altered to move the building WNW, it would be closer to Rocket Drive and require less paving. Stein suggested moving the two athletic fields currently north of SGE to the alternate side of the building. Placing the maintenance facility where the existing field is located could also provide additional parking for the high school. Another possibility is to use the area solely for parking and not put the facility there. Per Mr. Stein at the June 26, 2023, regular voting meeting, he requested the highlighted section be redacted and replaced with what follows: "Stein suggested looking cautiously at options for using a portion of the athletic fields on the side of the SGE building closest to the stadium for a driveway for the maintenance building and to the high school with the understanding that we would retain all the SGE macadam/wood chip playground and a large portion of the SGE grass playground beside the macadam/wood chip playground for the elementary students. There may be a chance to add some parking too. Stein emphasized that a good-sized playground must be left for the elementary school and be safely fenced off from the driveway."

Ioannidis encouraged everyone to consider how deciding upon the site location is to improve all operations of the district and offered a reminder that congestion is already a concern at that area of Rocket Drive near the High School, particularly with tractor trailer deliveries. Shearer agreed, suggesting the building site should promote keeping traffic away from the mainstream flow, particularly given the need for a secondary road at the high school. Following adjournment of the June 26, 2023, meeting, Mr. Shearer requested the highlighted portion also be redacted, but made no mention of replacement language.

Bill Stiles also recommended site #2B or #3A for reasons of having the larger trucks on campus for a shorter distance, the savings to wear and tear on campus roads, and the time it takes to access the facility to/from Roth Church Road. Ioannidis also supported site #2B stating that if the future requires consideration of placing another educational building on campus, site #3A would likely interfere with that option.

Board Committee members suggested reconsidering site #4 that was removed earlier as an option. Gurney stated that from a monetary standpoint, there would be more costs for paving and stormwater, and preliminary topography shows a steeper slope and more ground disturbance.

Following a brief trip outside to view cones placed at locations #2B and #3A, the group gave direction to CRA and First Capital to:

- Eliminate option 2A.
- Keep site 2B where it is.
- Move site 3A West to what was formerly site 4.
- Move site 5 SW to create a new site option, site 6.

Future Planning / Next Steps

Scott Cousin affirmed that the next concept drawings for proposed sites #2B, #3A, and #6 will include greater detail and consideration to student walking paths/options. Pros and cons will include greater explanation and considerations and more detailed cost estimates.

Mark Czapp stated that Monday evening's DSF Agenda (June 26th) will include a brief overview of tonight's committee meeting along with a brief explanation of next steps. The Buildings and Grounds Committee will reconvene after First Capital conducts a flight topography for greater insight and estimating. They are currently scheduled to fly on the 23rd. Afterward, First Capital will reach out to Czapp or Stiles, which could possibly be scheduled before the July 17th meeting. The next opportunity for presenting updated information and proposing

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a final decision on the site location to the School Board would be at the August 14 DSF meeting.

RESPECTFULLY SUBMITTED BY:

Suzanne E. Sterner

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Board Recording Secretary