

Mr. Rasmus called the April 26, 2023 MASD Buildings and Grounds Meeting to order at 6:32 p.m.

Present in the High School Library were Joseph Rasmus, Whitney Holloway, William Berger, Heather Mausteller, Matthew McWilliams, Edward Sanders, and Chelsea Rosenberger.

### **MINUTES FROM 1/30/2023: BUILDING AND GROUNDS COMMITTEE MEETING**

- No comments were made on the January 30, 2023 meeting minutes.

### **SOLAR VOLTAIC INITIATIVE: INVESTMENT GRADE AUDIT UPDATES:**

- Mr. Rasmus began the meeting by reviewing the items as listed on the agenda with an explanation of the progress thus far on the Investment Grade Audit being completed by Schneider Electric. In addition to solar, Schneider Electric was looking into the Multi-Stack, the High School chiller, Elementary windows, and BAS upgrades. Mr. Rasmus further explained that he was in the grant writing process with Mr. Matthew Wardecker of Schneider Electric to find some grants to make some aspects of the project more feasible.
  - Mr. McWilliams added that Schneider Electric was looking into where the solar panels could be situated on the school district property. He explained that the panels could be put behind the stadium instead of closer to the pond area down from the Elementary School.
    - Mr. Rasmus clarified that previously, the panels would have been more visible. Now, Schneider Electric was looking to make the panels into more of an L shape, with some being more hidden. Also, he explained this would help with the concern that the panels would be placed on wet land.
    - Mr. McWilliams corroborated that some of the land by the ponds is indeed fairly wet.
  - Mrs. Mausteller added that all of the information is preliminary and that it would need to be laid out and presented before the district could consider moving forward with the project. Additionally, she shared her concern that this new proposed district land may be in a different township and wanted to ensure that Schneider Electric would be looking into that as well.
    - Mr. McWilliams answered that yes, Schneider Electric would have to look into all of that, but his understanding of the meeting undertaken with Schneider Electric was to ascertain how the generated power would go into the grid.
    - To this, Mrs. Mausteller asked if the district would have the control and the savings on the power if it is going directly into the grid.
      - Mr. Berger answered that yes, the district would have the control because the power company would put a meter on it and measure how much is generated.
    - Mr. Rasmus clarified that the guarantees for savings would be factored into the proposal based off of the Investment Grade Audit completion.
- Mr. Rasmus then went back to reviewing the agenda items and explained about the grant writing undertaken with Schneider Electric recently.
  - Mrs. Mausteller asked for clarification on if the district did not decide to move forward with the solar project, would we still be able to make the other capital improvements. Mr. Rasmus answered that those elements were tied in with the grant writing being undertaken.
  - Mrs. Mausteller shared her concern about the solar project and asked that we have community members share their concerns about the project as well.

- Mr. Rasmus clarified that the proposed improvements would all be part of a Guaranteed Energy Savings package from Schneider Electric. This package would allow the district to use the savings from the solar towards the rest of the upgrades. If the Buildings and Grounds Committee and the rest of the Board sees that through this audit, the district does not wish to move forward with the solar and other projects, we would need to look into alternate methods to pay for the improvements. Mr. Rasmus then added that at that point, the district would probably need to go with another vendor to do those projects. Schneider would be looking at this project in the lens of solar, so the district would need to look elsewhere.
- Mrs. Mausteller added that whether or not the district decides to move forward with the solar project, she hoped we could get more information from other school districts and look to do the necessary updates elsewhere in our buildings.
- In response, Mr. Rasmus answered that previously, he had looked into another school district (Port Allegheny) who were procuring Schneider Electric through TIPS as we were proposing, adding that the district is looking to do this project because of the cost of those other improvements. This project would keep the district from having to reach into the capital improvement reserve to pay for those needed upgrades.
  - Mrs. Mausteller answered that she was interested to find out what is learned in the Investment Grade Audit and asked Mr. McWilliams if he knew when the completion date might be. Mr. McWilliams answered that he did not know but that Mr. Wardecker would be coming back on May 3rd to look at the HVAC system.
- Moving on, Mr. Rasmus explained for the Committee that the district needs to look into the figures for the Elementary windows. He shared that the teachers would like to use the windows as a point of evacuation in an emergency situation. There were questions about whether to choose stationary windows with a small ventilation point or windows with larger openings and the ability to evacuate. Previously, the district did not want teachers to open the windows because of the cooling system in the buildings, but now Schneider Electric was looking for recommendations.
  - Mr. Berger stated his concern that if the windows are available as a means of evacuation, it would also be possible for someone to enter the building through them as well.
  - Mrs. Mausteller commented that she felt split on this issue. She saw that it could be necessary to use the windows as an exit. Potentially, she believed that there could only be one window in a classroom, adding that she would need to see the audit to know if the district can afford that. Mr. Rasmus countered that the district has done other projects before, so it would have to be in that manner and be prioritized.
  - Mr. Sanders added that the Elementary windows are sized to fit the size of the room. The hallways do not have air conditioning, only the classrooms. He explained that the previous directive to keep the windows closed was that having them open would wear out the system.
  - Mrs. Mausteller shared that at the time when the district had the dehumidifiers put in place, there were issues with the HVAC system that were addressed at that time.
  - Mr. Sanders then countered stating that the district would need to look into this, adding that even having only one window with an egress point would be helpful.
  - Mr. Rasmus answered that he felt having one window in a classroom as an egress point would be reasonable, and he would share that with Schneider.

**SAFETY COMMITTEE: MARCH 27, 2023 – FOLLOW UP**

- Mr. Rasmus shared with the Committee that at the last Safety Committee meeting, there was a concern about keeping doors closed and locked, adding that when a representative from the Center for Safe Schools was in the district for a presentation, that was the guidance as well. At the Safety meeting, Officer Sharrow talked about checking the doors to ensure their locked status on a regular basis. From that meeting, the Safety Committee did a walkthrough of the high school and the doors going into the gym were broken at one point and just covered with another panel. Mr. Rasmus shared his concern that there is no way to lock the doors to these larger spaces. Some of those spaces would be the doors to the wood shop, to the gym, and doors with single pane glass. In addition, the Committee was also looking at proximity access points, which are on backorder. He explained that the doors for the life skills, emotional support, autistic support classrooms were already earmarked with PCCD grant money to put proximity access on those doors. He explained that the Committee had their next meeting the following day and could walk the Elementary school to find potential vulnerabilities.
- Next, Mr. Rasmus shared that at this point, the room number signage was all placed on the outside of the classrooms.
  - Mr. McWilliams answered that there were a few left, but they were all almost complete.
- Then, Mr. Rasmus explained to the Committee that there had been an issue with the Elementary School Fire Alarms.
  - Mr. McWilliams clarified that members of the Maintenance team were getting alerts that there were a lot of issues with the alarms. Additionally, around that same time, the Elementary School conducted a fire drill where the alarms did not go off after being pulled, which was fixed by the company. Mr. Rasmus added that the work was not under contract, and therefore was charged to the district.
  - Mr. Sanders asked of Mr. McWilliams if there was talk about updating the alarms previously. Mr. McWilliams answered that many of the devices need updated very soon, and this will be a concern. He shared his desire was to purchase Honeywell boxes so that any contractor could work on them, but Berkshire (our contracted vendor) did not have any of them. Mr. McWilliams explained that our current boxes had a malfunction, and we had to handle all of this out of pocket on the weekend, so unfortunately, the district is stuck with these devices.
- Moving on in the agenda, Mr. Rasmus shared that at the conclusion of the school year, all keys and FOBS would be turned into the technology department and their access turned off for the summer. He added that in the future, he would like to have a discussion about teachers being given unlimited access, sharing his concern when teachers are in the buildings alone in cases of emergency.
  - Mrs. Mausteller shared her concern about staff members who let other people into the buildings with their FOB access cards. Mr. Rasmus answered that we had realized there were many staff members who had unlimited access who did not work for the district any longer, and that issue was rectified.
- Finally, Mr. Rasmus explained that doors were not being completely closed in the Elementary School when coming in from recess due to stones and other debris getting in the way. Mr. McWilliams purchased a mat to collect the stones from getting in the door jam and setting off the door alarms.

**TOPICAL ITEMS**

- Mr. McWilliams shared with the Committee that the district seems to have a problem with pests and shared a quote for an exterminator.
  - Mr. Berger said that the Committee needed to see more quotes, but that the quote presented did not seem unreasonable.

- Then, Mr. McWilliams explained that he along with Mrs. Holloway and Mr. Wayne Monroe had a conversation with the vendor McClure about the district's preventative maintenance contract for the HVAC system. From that, McClure reached out to see if the district would want to renew the contract. Mr. McWilliams explained that the district maintenance team does not have the work force to do this work and that having the preventative maintenance project does save the team time with some projects.
  - Mrs. Holloway added that McClure has tried to charge the district at different times for this work, and with this contract, the district can dispute it.
  - Mr. Rasmus asked why there were filters listed on the list of items when he believed that they were purchased with ESSER dollars a few years ago. Mr. McWilliams answered that those filters were predominantly for the classrooms, but those listed in the contract would be for the roofs and larger ones. Additionally, he explained, the district also added 34 Elementary water heaters.
  - Mr. Berger commented that if this contract truly covered all that was listed, it did not seem that outrageous. In response, Mr. Rasmus asked if this contract was good to move forward to the Board. The Committee as a whole was okay with that contract moving forward.
- Next, Mr. McWilliams explained that the district was having a lot of issues with the generator at the Elementary school and was looking for approval to move forward with the contract for maintenance. For clarity, Mr. Rasmus added that in the event our power went down, the district would need this to be operational.
  - Mr. Berger affirmed that the generator did need to be in working manner.
- Moving forward, Mr. Rasmus explained that previously, the Committee discussed retrofitting the water fountains.
  - Mr. McWilliams added that the team would have these all replaced and would be taking out the rented filling stations in June. He explained that the district has been purchasing these water fountains a few at a time to install.
- In conclusion, Mr. Rasmus brought up the bell tower area and the work that needed to be done to clean it up and make it look more presentable.
  - Mrs. Mausteller suggested that the district reach out to the Eagle Scouts to do this as a project.
- Mr. McWilliams shared a proposal received to redo the Auditorium rubber stair treads for about \$8,000.
  - Mr. Rasmus asked if there was money left in the budget to do this project. Mr. McWilliams stated that he would have to look and do an inventory of the remaining projects as to where to prioritize the remaining funds for this fiscal year.

## ADJOURNMENT

The meeting adjourned at 7:36 pm.

Chelsea Rosenberger  
Assistant Board Secretary