

GENERAL SERVICES MEETING

08/28/2023 [04:00 PM-05:00 PM] @ Board of Directors Room

1. Call to Order

Minutes

Mr. Rizzo called the meeting to order at 4:03 p.m.

2. Roll Call

Minutes

Members in Attendance: Robert Bennett, Maria Memmi, Michael Rizzo, and Terry Singer

Citizen Advisors in Attendance: Sofia Vidalis

Citizen Advisors Absent: John Fowler

Non-Voting Members in Attendance: Michele Agee, Sheryl Pursel, and Stacy Winslow

Public and staff in Attendance: Phil Ayala, Jena Funck, Anna Gawel, Sarah Karpel, Jared Nicholson, Jason Reifsnyder, Aaron Shuman, Tawnjah White

3. Approval of Summary Minutes

Minutes

Following a motion by Mrs. Memmi, and a second by Mr. Bennett, the Minutes were approved.

4. Unfinished Business

4.a. Update on RFP for Owner's Rep

Minutes

Mrs. Pursel shared the following:

- Currently working through the agreement with Crabtree Rohrbaugh Architects, this will give direction for the Owner's Rep RFP
- Owner's Rep (Project Manager) drafting RFP to be issued in October
- Looking to interview for the Owner's Rep in November with a smaller group as opposed to a full scale public meeting
- Hoping to have Owner's Rep onboard end of December beginning of January

4.b. Update Concession Stand

Minutes

Mrs. Pursel shared the following:

- Lauer Contractor is working with the district to have clearances completed to be able to be onsite
- slated to start in October and finish by December 15th
- Ted Hammel has found a nice colored brick that will save the district money and tie in nicely with the other buildings color scheme and design
- designs to be shared once received

4.c. Rettew Update -

1. Storm Water Basin
2. Ball Field Parking Lots

Minutes

Jim Caldwell and Melissa Kelly of Rettew presented the following:

- high school detention basin
 - sinkhole repair work -
 - currently ongoing
 - one sinkhole has grown since initial work - working on correction
 - as built survey -
 - outlet structure - holes are too big
 - emergency spillway is lower than it is supposed to be
 - the berm has a very long and gradual dip in it
 - these items are allowing the basin to discharge more stormwater than what is supposed to be
 - rehab the basin-
 - check on sewer line that goes under a portion of area to be worked on for any needed repairs
 - repair the forebay
 - plates on giant outlet structure to correct hole size
 - earthwork to raise the berm to the correct elevation
 - bring the emergency spillway up to the design elevation to allow the basin to function in accordance with the approved plan
 - infiltration tests will be done to be sure it infiltrates as it is supposed to - options available if it doesn't
- Memorial Field
 - look to pave parking lot
 - stormwater management at the dugouts for a swale to take water away from the dugouts
 - fall start in 2024
 - rough estimate of \$112,500 for construction costs - earthwork, paving, concrete work, curbing/sidewalk, and swale work
 - possible May/June 2024 timeframe to put the project out to bid

- possible construction starting in July/August 2024 maybe a little further in the fall
- cost for putting out to bid - \$10,000
- Softball Project
 - parking lot currently grass that will be paved
 - start in the spring of 2024
 - looking to prepare bid document in November/December 2023
 - putting out to bid early 2024
 - construction timeframe April/May 2024
 - estimated construction cost is roughly \$322,000
 - costs for putting out to bid \$10,200
- if able to do one of the projects at a time - will not require a MPDS permit (lengthy application process)
- looking to set up face to face meeting with Dauphin County Conservation District regarding the projects to look at the timelines of each project and determine if it is considered two separate projects that wouldn't require the permit or if the permit is going to be required

5. New Business

5.a. Propane Station Upgrades for Transportation

Minutes

Dr. Winslow shared the following:

- current transportation facilities sit in a flood plain
- pre-pandemic different locations were sought out but then put on hold
- seeking temporary feasible solutions to be able to stay at that location for the moment
- Koppy's Propane Incorporated is able to provide a 9,000 gallon tank with dual fueling component
- Township is willing to do the work to upgrade the propane station - cost \$16,000
- the filling station will still be able to be moved in the event of a flooding threat
- Koppy's Propane Agreement slated for the September 11th board meeting

5.b. Crabtree Rohrbaugh Architects

Report on Elementary Facilities Project work

Minutes

Anthony Colestock, Frederick Withum, and John Beddia of Crabtree, Rohrbaugh Architects presented the following information:

- currently in the programing phase, this will determine the educational program of spaces and the capacity of the school
- completed some visioning exercises with administration

- will do visioning exercises with the faculty and students in the near future and establish community involvement as well
- consider student enrollment for the next 10 years based on the Department of Education and applied a methodology for build projects that will take into consideration anticipated enrollment, so any future needs are met
- DTSD enrollment has been and is anticipated to be relatively consistent
- going forward considerations will need to be given to the Districts targeted enrollment per classroom
- will present to the full board two weeks after presentation to the General Services Meeting
- next steps -
 - October - establish education program and community engagement
 - November - additional faculty workshops
 - December - develop specifications
 - January - conceptual design
 - February - schematic design

2018 Granada Building Study -

- more than one firm looked at the Granada building
- consistent options recommended
- none were options for converting to a school
 - not enough square footage or acreage available to handle current enrollment
 - hazardous material considerations

6. Public Comment

Minutes

There were no citizens with comments or questions for the committee.

7. Adjournment

Minutes

The meeting was adjourned at 5:02 p.m. with a motion from Mrs. Memmi followed by a second from Mr. Singer.