



Manheim Central School District

Preparing Responsible Citizens, Who Are Lifelong Learners

Facilities Committee: 2/7/19

AGENDA:

- 1) Ag Department Presentation – Follow-up from last meeting
- 2) HS Addition and Renovation presentation – CRA Architects

MINUTES:

Meeting called to Order by Mr. Howett at 7:00 PM.

- 1) **Ag Department Farming Experience Proposal-** presented by Heather Anderson and Jon Werning
 - a. Examined at a cost per acre (pesticide applications, seed)
 - b. Cost- break-even prospect with experience for students based on current rental fees.
 - c. Concerns:
 - i. Walnut Run farming the largest section. Family is connected to the District (grandson is a current Sr) and discuss with the family for their 2019 growing season planning out of respect.
 - d. FSA Map provided by Mr. Werning. District owns 7735 and divided in to 5 plots (red= farm number; green= field number; yellow is acres)
 - i. Crop Insurance- 75% revenue coverage. Could be purchased up to 85%. This price has not yet been set.
 - e. Budget Proposal- See attachment.
 - i. Corn:
 1. Custom work- locked in on prices and they assume the liability. This is a firm number.
 2. Crop Insurance- Not a firm number until Federal Government action.
 3. Good solid numbers with this budget. Based on the Lancaster Co. average since there is no history.
 - ii. Soybeans:
 - f. Education Standpoint:
 - i. Push-off until the 2020-21 school year would then coincide with the agronomy course at the high school and have the students complete a budget and determine the crop to plant.
 - ii. There are upfront costs associated with the project. Projected at \$22,000 and looking for funding at this project. This \$22,000 does not include rent to the District. Jon's proposal does include the rent costs.
 - iii. Funds would follow as the greenhouse and used for future capital improvement projected related to agriculture.
 - iv. Goal is to provide an experience for students.
 - g. Prefect World:
 - i. Continue as it for this year as is.
 - ii. 2020 growing year is when it would change to the Agriculture Department.
 - iii. Ask of the board:
 1. Upfront money.
 2. Release of the rental fee.
 - iv. 4th Agriculture teacher.
 - h. Lease-
 - i. Currently not renewed. It is month to month.
 - i. Questions/Discussions:
 - i. Tuition Students- Does this provide the incentive for more students to the agriculture program?
 1. Heather responded to this question by explaining the current policies governing the program with the number of students and the other 10 programs within the county.
 - ii. Concerns from the HS Administration:
 1. Authentic experience has tremendous value, but the concern is staffing; being able support this initiative.
 - iii. Proposal does not include a new staffing request. This staffing request would be for 2020-21.
 - iv. Potential for Grant money to fund- We have not explored these
 - v. Strategic Staffing plan could lead to a staffing increase through attrition.
 - vi. Could we look for donors or sponsors? Absolutely.

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- vii. Question of on crop selection? Decision based on: work-investment; typical for this area; and planting season mirror the school year; as well as crop rotation for sustainability.
- viii. Next Steps:

- 1. Set-up as a business within the budget during the 19-20 school year and start-up in 2020-21.

j. ACTION ITEM: Recommend to the Board for an endorsement to support HS agriculture project on Geib property.

2) **MCHS Renovations-** Presented by Crabtree, Rohrbaugh & Associates (Jeff Straub and Sean Douy)

- a. Presentation Attached.
- b. Agenda:
 - i. Design update
 - ii. Budget update.
 - iii. Schedule
 - iv. Questions/Comments.
- c. Study from Schematic Design:
 - i. Eliminate of the cross corridor.
- d. Faculty Meetings:
 - i. 4 meetings with the staff.
 - ii. Administration meetings every 3 weeks.
- e. What we have heard:
 - i. Department relationships, Bring Ag and Tech Edu together, Art and Ag/Tech, FCS moved, Collaborative Areas, Concerns with the gym, and Storage.
- f. Proposed Floor Plan:
 - i. Main hall, Construction Area, Drop-Area, Gym, Café.
- g. Enlarged Floor Plan-
 - i. Adjacencies within the building.
 - ii. Collaboration Areas-
 - 1. 4 within the building and bring multiple classes together.
 - 2. SGI areas located off the collaborative areas.
 - iii. Main Street-
 - iv. Athletic Wing:
 - 1. Gym-potential as an alternate. Largest gym is at Doe Run and a comparable gym at the high school considering the loss of seating with any updating to the current gym.
 - 2. Auditorium-just starting to look at this space. Not going to be able to increase the capacity. Will provide layout. Discussion item would be a balcony, and this would be an alternative bid.
 - 3. Alternate Bid- range for the rifle team. With a secondary entrance/exit.
- h. Budget Review:
 - i. New Construction 82,478 sq. ft
 - ii. Med/heavy Reno- 99,940 sq. ft
 - iii. Med/Light Reno-19,470 sq. ft
 - iv. Light/No Reno-26,253 sq. ft
 - 1. Total= 257,242 sq. ft
 - v. Current Budget w/o Gym=\$37.5-\$39.2
 - 1. ACE Grant- \$2 million
 - a. Weather delayed the decision.
 - 2. Gym- \$2.2-\$2.7
 - a. With recommendation to include gym in base, then ACE Grant
 - b. Work in other areas, and hold this space till a decision is made on grant and feedback from committee.
 - vi. Schematic Budget
 - 1. \$37.7-\$39.9 (after ACE grant w/ Gym)
- i. Schedule-
 - i. 1 month of schematic design. Design is locked down.
 - ii. Full-board consideration in March and April.
 - iii. Where are we headed next? Design Development (March); 2 full day of interior design meetings.
- j. Questions/Discussion:
 - i. Why the consideration for a new gym? What happened?
 - 1. Seating with ADA
 - 2. Large gym for the
 - 3. Use of the auxiliary gym.
 - ii. Can we not merge the auditorium and old gym?

- 1. Pre-fab structures and expensive to modify.
 - iii. How does this project fit the potential for a rec center?
 - iv. Do we really need a larger gym? How often is it used by students or brought to full-capacity?
 - v. Is the money better spent on an auditorium vs the gym to allow for all students to meet?
 - vi. What happens if the grant is awarded and do we want to reconsider the gym?
 - vii. CR proposal to continue to investigate the two gym options and then re-present.
 - 1. Plan for another facilities meeting before the March Board meeting.
 - viii. How wide is the main street? 24 feet.
 - ix. Add extra space in the main lobby.
 - x. What are the support rooms?
 - 1. These are the IT, storage, faculty restroom, mechanical rooms.
 - xi. School safety and how does this design meeting
- 3) **Middle School Water Heater Replacement** by G. Brown
- a. Plan is to tie the water system in with the boiler to have a holding tank to maintain temperate.
 - b. Not spending money to replace when the boiler are already running.
 - c. More expensive to replace tanks vs the boilers for upfront cost but save money over the long term.
 - d. Plan is to complete work in the summer when the building can be shut down. This would be a capital reserve item.
 - e. This would need to be a full-bid project and working with Moore. Plan for March Board consideration. District has equipment replacement insurance and expect return.
 - f. **ACTION ITEM: Recommend to the Board for an endorsement to repair the water heater system at MCMS.**
- 4) **Turf Field Replacement** by G. Brown
- a. Letter (attached) - experts support another full year and re-evaluate at the end of this 2019 season to evaluate.
 - b. Field looks tired for usage and UV break-down. Not uncommon for 17-18 years of usage.
 - c. Field is 13 years old.
 - d. There is value in investing in a higher quality field.
- 5) **Other Items:**
- a. Baron Elementary Update:
 - i. Interior work be completed.
 - ii. Mechanical work being completed.
 - iii. Building is up and running.
 - iv. Poured and outside work will wait until the spring.
 - v. Completion Date 3/23. This will require board action due to delay with permitting through Borough.

Meeting Adjourned by Dr. Aiken at 9:02.