

SPRING-FORD AREA SCHOOL DISTRICT
Property Committee
SEPTEMBER 13th – 6:30 PM
High School Principal's Office Conference Room
AGENDA

MINUTES

Attendees:, Dr. Goodin , Joseph Ciresi, Todd Wolf, Colleen Zasowski, Tom DiBello, Mark Dehnert, Kelly Spletzer, and Bruce Cooper.

Public Guest Attendees: Please reference attached sign-in sheet.

1. Approval of the Minutes: Approved
2. Power Point Presentation on the latest two options for the Fitness Center addition and Performing Arts addition with costs: Page 1 - shows the location of the fitness center with location of the building. Page 2 -shows the ground floor where the existing fitness center is located including the wrestling room which is 5,220 square feet and also shows the peers where they will be located to hold the main floor and a new stairwell entrance/exit consisting of 1,621 square feet. Page 3 - shows the main floor where the proposed fitness center off the aux gym the main area is 8,922 square feet which consists of the storage, corridor and the main room itself 7,019 square feet. Page 4 - would be a proposed mezzanine, corridor and stairwells with total square feet of 9,345 with a floor area of 2,250 square feet bringing the total to 14,488 of new space. You will increase the space by 9,268 square feet from the existing area. The existing area will be changed as determined. Page 5 - cost break down of this area the total cost with site development and soft costs are between 4.2 million and 5.2 million. Page 6 - shows the location of the proposed performing arts area this is all located in the area behind the existing auditorium. The total new area is approximately 9,817 square feet. The existing area which consists of a choral, band and orchestra, offices and storage are 6,036 square feet. Page 8 - shows the total cost of this project which includes site development and soft costs between 2.9 and 3 million dollars. Page 9 - shows the total cost of both projects to be an estimated cost between 7.8 million and 9.4 million. During the presentation many people from the public asked questions and there was further discussion from Mickey McDaniel, Athletic Director and Seth Jones, Performing Arts Department who provided their input. At the end of the presentation there was a request from the Public to have this put on the agenda to get approval from the full Board to enter into a contract with the architect to come up with final drawings and specifications.
3. Update on summer projects completed by the Maintenance and Custodial Staff: Each summer project was discussed and reviewed as per the attached listing.
4. Trees along Lewis and Washington Roads: Trees along Lewis road that were hit by disease have been removed and will be replaced this fall.
5. Replacement of the artificial turf at McNelly Stadium per capital plan: At the end of the discussion it was decided to have this item placed on the board agenda to approve a contractor to draw up specifications and to receive bids for future board approval. This project will be scheduled to be completed Summer of 2017 as per the Capital Reserve Plan.
6. Oaks Elevator Service Issue and Phone: Oaks elevator is starting to have service issues and the main controller may need to be replaced. We are in the process of receiving quotes for the repair which will also include a phone in the car. The approximate cost for the phone is \$3,000. The cost of an upgrade for the elevator will be in the area of \$67,000. The elevator is approximately 20 years old and parts are becoming obsolete. Bruce Cooper will be obtaining other costs to see if there is a more practical way to fix this elevator other than total replacement. The costs will be brought back to the next Property Committee if needed.

7. Gray water tank at the Youth Football Field 5/6/7 grade center: The youth football at the 5/6/7 building is requesting permission to install a gray water tank near the back of the building. It will be concealed with fencing and a roof. There was mention they would have to do air or water excavation not by mechanical machine due to utilities in this area. This item will be placed on the board agenda.
8. Other:
- a. Boy Scout Donation of Buddy Benches for Evans Elementary and Limerick Elementary Schools: It will be placed on the agenda for a donation of a buddy bench at Evans and Limerick being donated by a boy scout at no cost to the District
 - b. Traffic Study Grant for light in front of High School involving Limerick Township: I am in receipt of a letter from Limerick Township regarding the traffic light at the High School 9th grade intersection. This was previously discussed at a township meeting that was held once a month at different locations. During one of these meetings it was discussed that both Limerick and the School district would split the cost above the grant. The cost to the District is \$3,898.60. This will change the timing of the lights along Lewis road to help traffic flow during the morning and afternoon arrival and dismissal times. It was decided to have this placed on the Board Agenda.
 - c. Fire Alarm at High School: Fire alarm at the High School is starting to show issues with the main backbone of the system. This system may have to be replaced next summer. The cost is significant due to the fact of the new technology and required upgrades. The system now is around 20+ years old. Bruce Cooper will be working on pricing and will review at a later meeting
 - d. Added fence at Oaks Elementary School for safety issues: Oaks Home and School installed a walking path along the edges of Oaks Elementary. This project was paid for by the Home and School and now they are requesting areas of fencing provided on the sketch. This request is for safety and to keep all terrain vehicles off the track in certain areas. Prices will be brought back to the next Property Meeting.
 - e. Replacement Vehicles: Bruce Cooper is working on getting prices for replacement of vehicles and lawn equipment due to age and wear and tear. This item is in the capital reserve plan and pricing will be submitted at a later time. This item will be placed on the Board Agenda for approval.
 - f. Vo Tech Evacuation Site: During the discussion it was decided this item would be placed on the Board Agenda. Spring-Ford Administration will work on creating a plan.

SIGN IN SHEET

SPRING-FORD AREA SCHOOL DISTRICT
Property Committee
SEPTEMBER 13th - 6:30 PM

First and Last Name :

1. BRUCE W COOPER
2. DR DAVE GOODIN
3. Andreina Erwin - aherwin@gmail.com
4. ODD Wolf
5. Christina Mutton cfmutton@comcast.net
6. Mark Dehnert
7. JoAnna Klabe
8. Roseann Dittman rdittman@comcast.net
9. Kelly Spletzer
10. Emily McGarahan
11. Joy Young
12. Denis Rees
13. Ashley Baisle
14. Kris Jennings
15. Rob Studt rstudt2@gmail.com
16. Clinton Fetterman
17. Liz Brull lbrull10131@gmail.com
18. Kimberly Florence

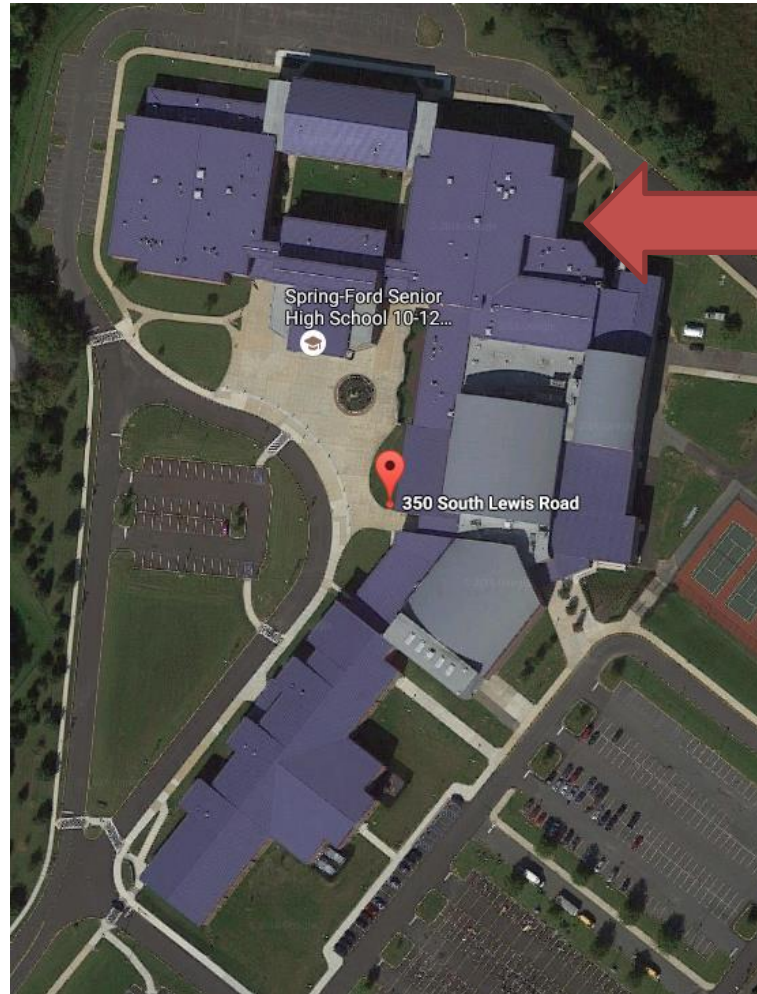
19. Matt German
20. Lanae Duersch lanac-brett@hotmail.com
21. Yvonne O'Dea
22. Wendy Kasty
23. Kathryn Gray KBGMUSIC@comcast.net
24. Nancy Ritchie nritchieband@gmail.com
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26. Dennis Keen
27. Jeff Turner
28. Milissa Garzarella
29. EDWARD BUTWIN oc1323@verizon.net
30. Diana Dnifer dmpdnifer@comcast.net
31. mick mcd
32. Buddy Martin
33. Tamie Rotonds
34. MIKE MATTHEWS
35. SETH JONES
36. Charlie Huntington
37. DeeDee Broadway
38. Joe Domin
39. Michael Scarelle
40. Charlie Huntington
41. Rie Huntington
42. Michael Platchek — michael.platchek@gmail.com
43. TOM O
44. DE C

Property Committee Meeting

Spring-Ford Area School District

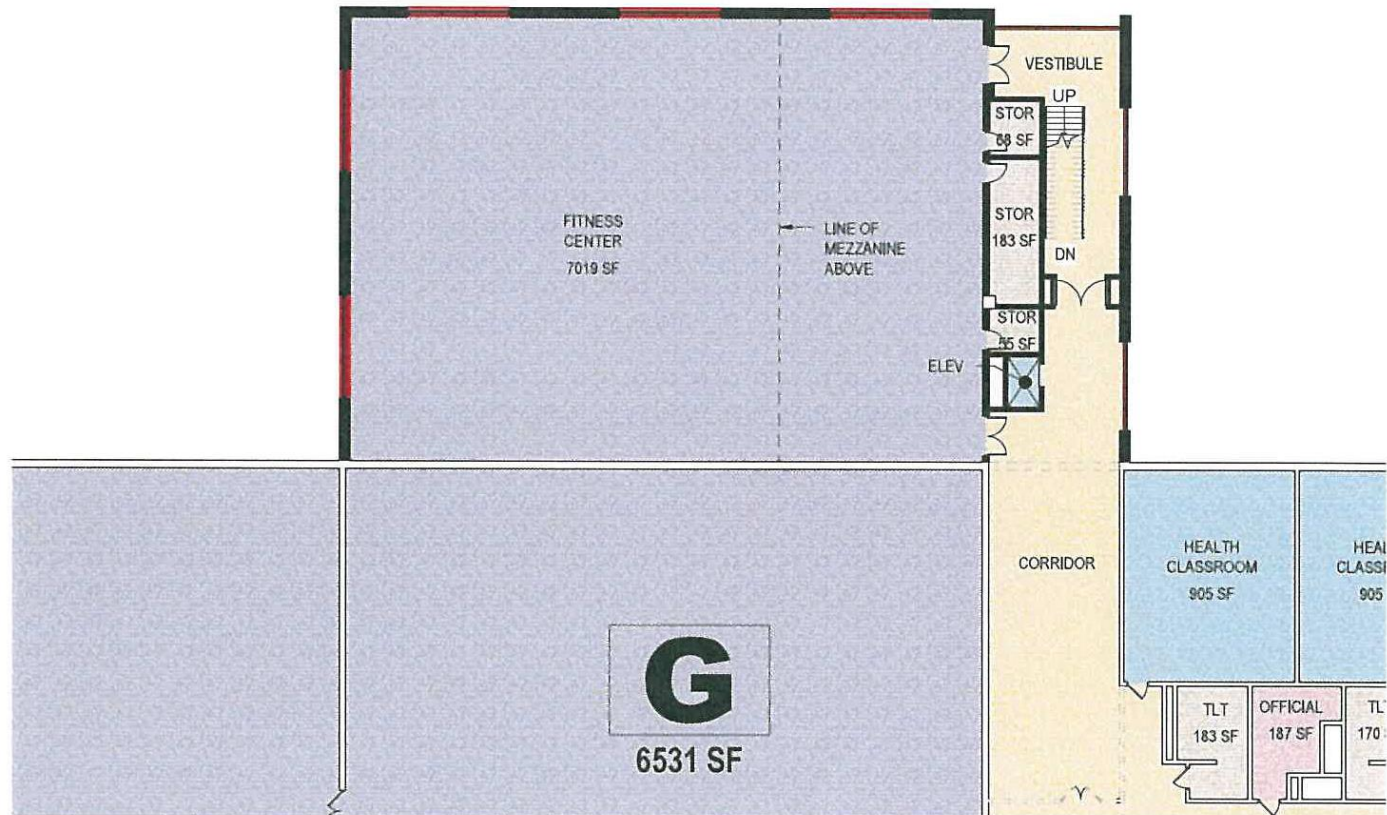
Tuesday September 13, 2016

Proposed Fitness Center Addition Location



Proposed Fitness Center Addition

First Floor



PROPOSED FIRST FLOOR
8,922 SF

Proposed Fitness Center Addition

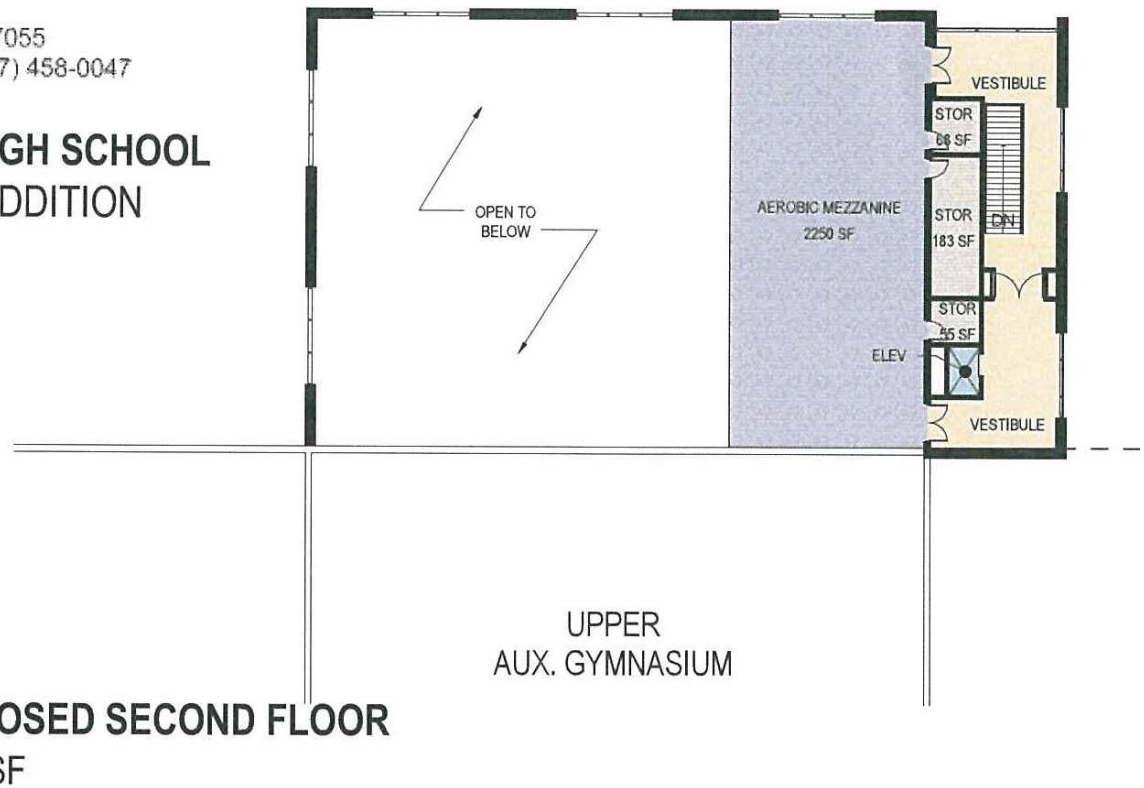
Second Floor



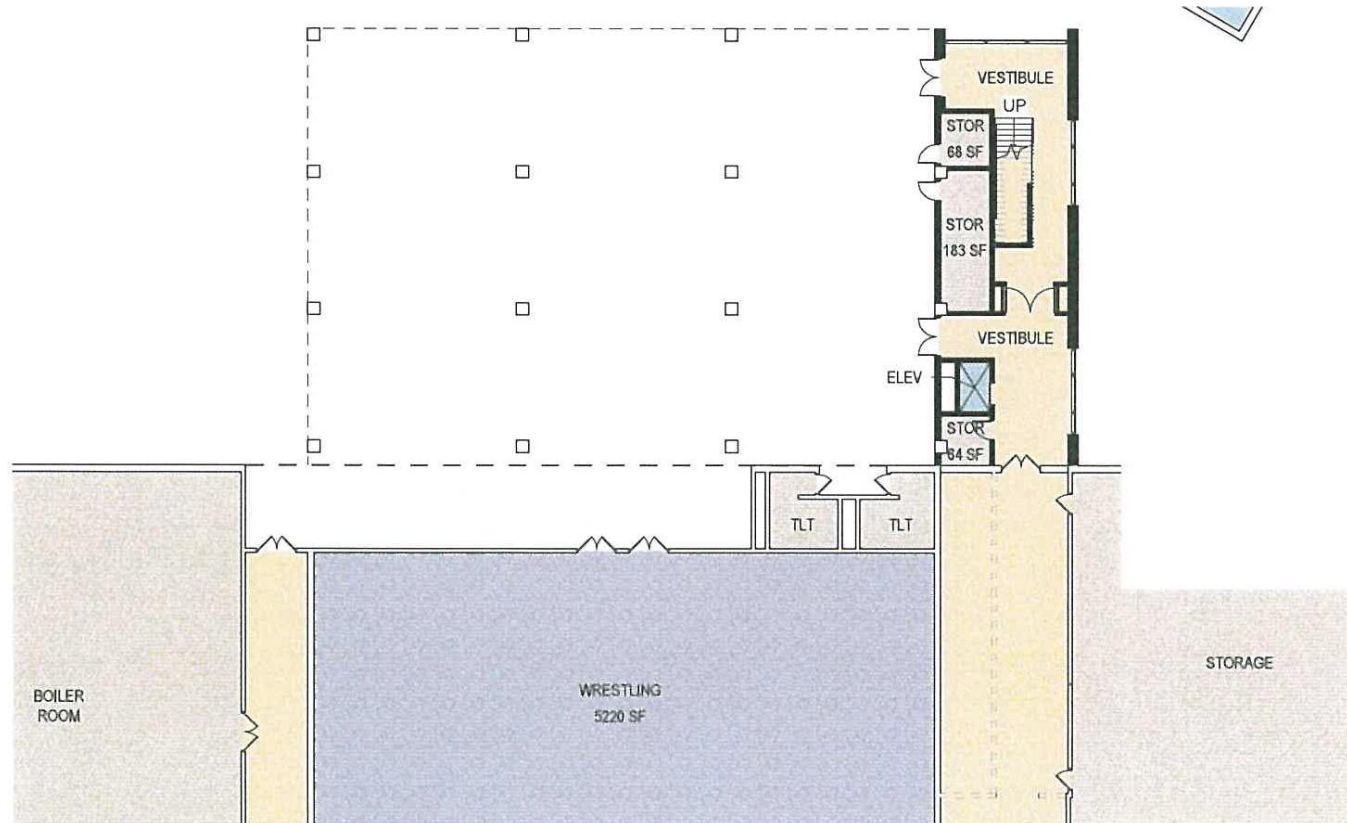
**Crabtree, Rohrbaugh & Associates
Architects**

401 East Winding Hill Road
Mechanicsburg, Pennsylvania 17055
phone: (717) 458-0272 - fax: (717) 458-0047

SPRING-FORD AREA SENIOR HIGH SCHOOL PROPOSED FITNESS CENTER ADDITION



Proposed Fitness Center Addition Ground Floor



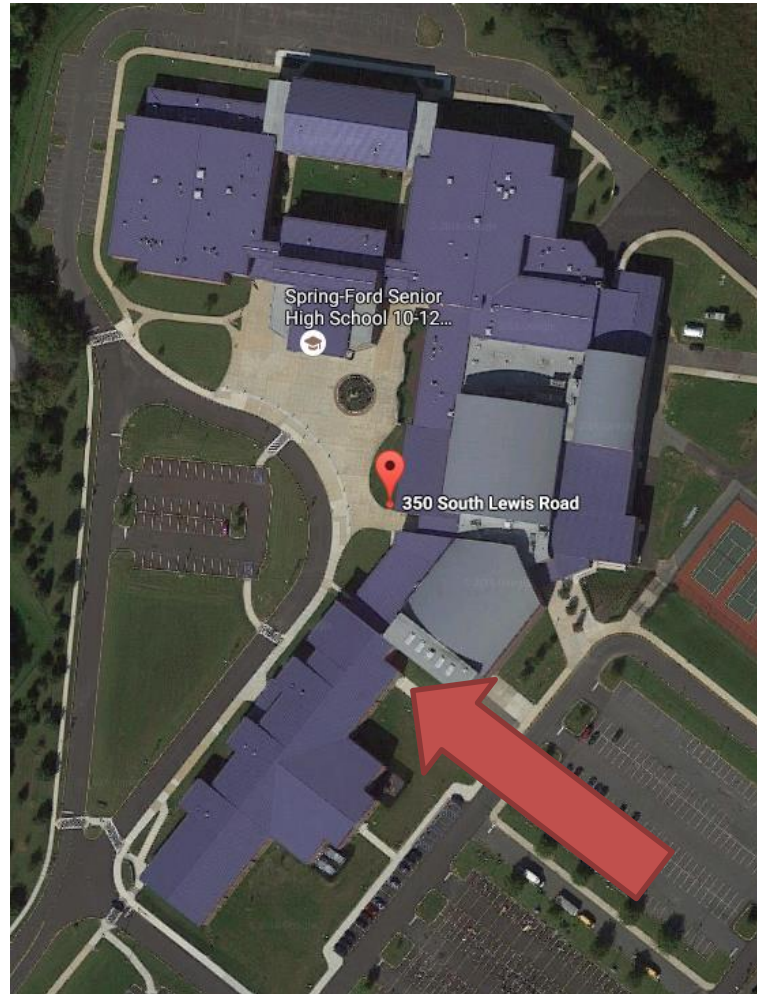
PROPOSED GROUND FLOOR

1,621 SF

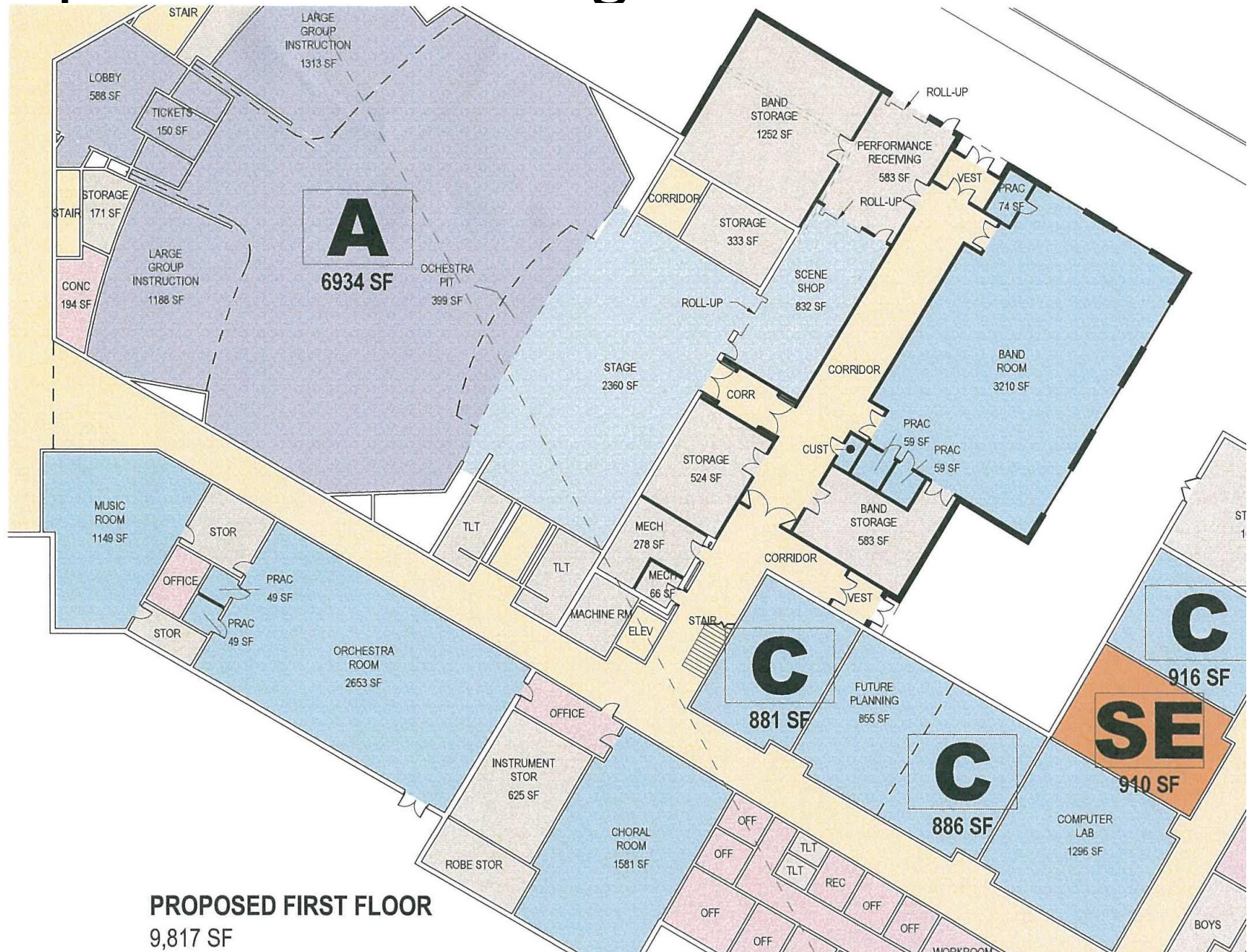
Cost Range – Fitness Center

FITNESS CENTER ADD/RENO		LOW RANGE			HIGH RANGE		
Scope		SF	Unit Cost	Cost	SF	Unit Cost	Cost
A Renovations							
Existing Fitness Center into Wrestling		5,220 SF	\$ 80	\$ 417,600	5,220 SF	\$ 120	\$ 626,400
B New Additions							
Ground Floor Plan		1,621 SF	\$ 240	\$ 389,040	1,621 SF	\$ 270	\$ 437,670
1st Floor Plan (Main Level)		8,922 SF	\$ 240	\$ 2,141,280	8,922 SF	\$ 270	\$ 2,408,940
2nd Floor Plan (Mezzanine Level)*		3,945 SF	\$ 190	\$ 749,550	3,945 SF	\$ 225	\$ 887,625
Piers Supporting First Floor		allowance	\$ 1	\$ 200,000	allowance	\$ 1	\$ 400,000
Elevator		allowance	\$ 1	\$ 100,000	allowance	\$ 1	\$ 125,000
C Subtotal Construction Costs		14,488 SF		\$ 3,997,470	14,488 SF		\$ 4,885,635
D Soft Costs							
Site Development Allowance		<i>lump sum</i>	-	\$ 125,000	<i>lump sum</i>	-	\$ 150,000
Estimated Soft Costs (20%)		-	-	\$ 824,494	-	-	\$ 1,007,127
E Total Project Costs (With Mezzanine):				\$ 4,946,964	\$ 6,042,762		
* Potential Total Project Costs (Without Mezzanine):				\$ 4,197,414	\$ 5,155,137		

Proposed Performing Arts Addition Location



Proposed Performing Arts Center Addition



Cost Range – Performing Arts Center

PERFORMING ARTS ADDITION	LOW RANGE			HIGH RANGE		
Scope	SF	Unit Cost	Cost	SF	Unit Cost	Cost
A New Additions						
1st Floor Plan	9,817 SF	\$ 225	\$ 2,208,825	9,817 SF	\$ 260	\$ 2,552,420
Underpinning	<i>allowance</i>	-	\$ 50,000	<i>allowance</i>	-	\$ 50,000
B Subtotal Construction Costs	9,817 SF		\$ 2,258,825	9,817 SF		\$ 2,602,420
C Soft Costs						
Site Development Allowance	<i>lump sum</i>		\$ 125,000	<i>lump sum</i>		\$ 150,000
Estimated Soft Costs (20%)	-	-	\$ 476,765	-	-	\$ 550,484
D Total Project Costs:			\$ 2,860,590			\$ 3,302,904

Total Cost Range for Fitness Center & Performing Arts Center Additions

FITNESS CENTER ADD/RENO		LOW RANGE			HIGH RANGE		
Scope		SF	Unit Cost	Cost	SF	Unit Cost	Cost
A Renovations							
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Scope		SF	Unit Cost	Cost	SF	Unit Cost	Cost
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1st Floor Plan		9,817 SF	\$ 225	\$ 2,208,825	9,817 SF	\$ 260	\$ 2,552,420
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C Soft Costs							
Site Development Allowance		<i>lump sum</i>		\$ 125,000	<i>lump sum</i>		\$ 150,000
Estimated Soft Costs (20%)		-	-	\$ 476,765	-	-	\$ 550,484
D Total Project Costs:				\$ 2,860,590	\$ 3,302,904		

COMBINED TOTAL PROJECT COSTS:		\$7,807,554		\$9,345,666	
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SUMMER 2016 COMPLETED PROJECTS:

- 8th Grade Center chiller removal of old unit replaced with new and piping. Electrical 600 volt disconnect and Wire
- 8th grade cleaning and PM all univents
- 8th Grade Center replace the carpeting in the Main Office Workroom
- 8TH Grade Center remove the carpeting and replace it with VCT flooring in the teachers faculty workroom
- Removed old exhaust fan at 8th grade kitchen and replaced with new
- 8th Grade Center Ceramic Tile Ground Floor Corridor
- Installed new exhaust fan in Science lab at High School
- Senior High School - installation of new LED lights in the Media Center
- 9th Grade Center - Geo-thermal pipe breakage
- Flex School - replaced (110) Metal Halide parking lot light fixtures with new LED light fixtures.
- Paving at Flex School
- Oaks 97 wing switched from Siemens controls to Johnson Controls
- Oaks Elementary Walking path with Home and School
- Limerick Elementary - removed the carpeting in all of the classrooms and replaced with VCT flooring
- Brooke Elementary - replaced all of the classroom faucets
- Repave and Seal at Brooke Elementary Playground
- Spring City Elementary - replaced all of the classroom faucets
- Repair all EPDM Roofs at Spring City Elementary
- Repave Spring City Elementary Parking/Drive
- Paving at Evans Elementary
- Curb and Sidewalk Replacement at Upper Providence
- Lighting Replacement at Football and Baseball Stadiums due to burned out lights.
- District Wide Chillers, cleaned coils, PM'd and made any needed repairs
- All classrooms district wide and all furniture have been completely cleaned and re-installed.