

**MONTROSE AREA SCHOOL DISTRICT**  
**BUILDINGS AND GROUNDS COMMITTEE MEETING**  
**JUNIOR-SENIOR HIGH SCHOOL COMMUNITY LEARNING CENTER**  
**MEETING DATE JANUARY 20, 2010 7:00 P.M.**

Mr. George Gow  
Chairperson

Mr. Michael F. Ognosky  
Superintendent of Schools

Building and Grounds Committee Meeting

January 20, 2010 Meeting began at 7 PM in the Community Learning Center in the Junior-Senior High School.

Board Members present included George Gow, Chris Caterson, Doug Wilcox, Gloria Smith and Karl Wimmer.

Administrators present included Michelle Lusk, Rickie Clapper and Chris Tripp (Energy Manager).

Visitors present included Jeff Kintner and Kristal Roosa, representatives from Kintner Homes in Tunkhannock, Pa.

**OLD BUSINESS:**

- **Roof Update:** Rickie Clapper provided an update on the Roof warranty process. All of the necessary paperwork is finally in place and the last piece of the process (the inspection of the current status of the roof) will be scheduled shortly. Upon the completion of the successful inspection, the remaining paperwork will be processed and the original warranty as specified in the agreement will be put in place.
- **Choconut Valley Entranceway:** It was reported at the meeting that one of the doors to the new entranceway is catching when opened. Rickie will go to Choconut Valley and check on the problem and rectify the situation.
- **Energy Usage Update:** Chris Tripp reviewed the information that was provided in the recent summary regarding the December, 2009 Energy savings and the overall savings of the project – approximately 25.7 % over a 14 month period of time. He also reported that we are one fuel delivery less as compared to the same time period last year.

**NEW BUSINESS:**

- **Discussion of the current plan for the new Administration Building:** Jeff Kintner was on hand to explain the floor plan that was submitted to the Administration regarding the new administration building. A number of items and questions arose regarding the floor plan itself:
  - The final specifications that are sent out will ask for consideration of both vinyl and metal siding; a shingled vs. metal roof, and any insulation costs, including any suggested additional insulation.
  - It was explained that the specifications will ask for a “turn key” all inclusive cost for the building including the basement area, but with the exception that it will not include a cost for the heating system.
  - Discussion was held regarding the walk way area leading to the entrance to the building so that it will ensure necessary area for safety concerns.
  - Discussion was held regarding the location of any current underground power lines and the location of the building in the projected area adjacent to the Junior-Senior High School business wing.
  - A time line was discussed including the demolition of the current administration building, placement of the new building and readiness of the building for occupation. It is anticipated that a successful bid would be approved at the March board meeting following its distribution in February.
  - This will be a “turn key” project that will include excavation costs as well as demolition costs to the current building.

- Chris Tripp led a discussion of the heating system for the new building and the recommendation was to consider a geothermal system.
- Specifications will need to include the number of dedicated circuits for the phone systems and technology that will be required in the building.

Representatives from Kintner will be on site next week to meet with the administration to finalize many of the specification concerns that were identified this evening. They will then be placed in a final plan for review at the February board meeting with the hope of gaining approval to place a bid for consideration with interested parties.

**OPEN FORUM:** There were no additional open forum items discussed.

Meeting adjourned at 8:25 PM – thanks to Michelle for providing the minutes for the meeting.

**Mike Ognosky**