

MONTROSE AREA SCHOOL DISTRICT
BUILDINGS AND GROUNDS COMMITTEE MEETING
CHOCONUT VALLEY ELEMENTARY SCHOOL FACULTY ROOM
MEETING DATE MARCH 10, 2010 7:00 P.M.

Mr. George Gow
Chairperson

Mr. Michael F. Ognosky
Superintendent of Schools

Building and Grounds Committee Meeting

March 10, 2010 Meeting began at 7 PM in the Faculty Room of the Choconut Valley Elementary School.

Board Members present included George Gow, Chris Caterson (teleconferencing), Doug Wilcox, and Kathy Mordovancey

Administrators present included Rickie Clapper, Mike Ognosky and Craig Owens

Visitors present included Neal Rapasardi, John Meehan, Kara Amorino and Lauri Bulkley (all of the Choconut Valley Youth Association) and Mark Hoffa (Cornerstone Builders).

OLD BUSINESS:

- **Current Projects:** Rickie Clapper reviewed the current projects that are underway. He began by reviewing the work he is doing with Evans Plumbing of Endicott, NY regarding the study of the current hot water tank at Choconut Valley. Evans is reviewing the current hot water loops within the building that are serviced by that particular tank and will make a recommendation as to the replacement of that item. Rickie is expecting the completion of the study and subsequent recommendation shortly. Rickie also discussed the status of the back wall of the High School Auditorium. His immediate plans are to repaint the wall with a black finish in order to improve the aesthetic appearance for the end of the year activities. In the long term it was suggested that we seek the services of an acoustical engineer to provide a recommendation for both the sound quality and cost effectiveness of such a project. Mr. Wilcox will make contact for these services and report back. Rickie also reviewed plans for the completion of the finish work in the concession stand. He still has interior sheet rock to complete as well as counter and closet construction. He will also be working on a covered area over the outside cooking area and a finished room for game officials. He hopes to start that work in the very near future in order to have everything completed for the fall sports season.

NEW BUSINESS:

- **Presentation by the CVYAA regarding potential fencing on the current baseball and softball fields:** John Meehan, Neal Rapasardi, Kara Amorino and Lauri Bulkley presented a plan for the completion of fencing at the 3 main fields currently utilized by the CVYAA. During the presentation they provided a packet of information detailing the plans as well as quotes they have received for the work. Board members reviewed the plans during the course of the presentation and asked questions. Key points of the presentation included:
 - Field 1 (behind the current garage) would be made tournament ready so that the CVYAA teams may host such competition by providing fencing in front of the dugouts, down the area of both foul lines and across the outfield. Fencing costs would total approximately \$14,000 (Current low bid they have received) and would make the fields compliant with current Little League stipulations.
 - Fields 3 (Placko Field at entrance to school) and 2 (adjacent to Placko Field) would have 8 foot high fencing placed in front of the dugouts for safety purposes as required by the American Softball Association. Cost of that project would be approximately \$8,000.
 - CVYAA requests that the District cover the cost for Field 1 and CVYAA would cover the cost for Fields 2 & 3.

The recommendation of the Buildings and Grounds Committee (members present) was to have Mr. Clapper also get a quote for the work from Swift Fencing (they have done all of the work on our fields) as well. When that quote is received it will be shared with the Board and CVYAA. Members present were in agreement to recommend to the Board to proceed as CVYAA requested with the Board handling the cost of Field 1 from the 22 Fund and CVYAA handling the cost of Fields 2 and 3. Members present requested a special voting meeting of the board on Tuesday, March 16th at 7:30 p.m. in the High School Community Learning Center for consideration of this project.

Mr. Caterson joined the meeting at this point via Teleconferencing.

- **Discussion of current bids for the Administration Building:** Mr. Ognosky reviewed the current bids for the administration building. Currently, all board members have received copies of the bids from Kintner, Paulyn Housing and Smith –Caterson. At tonight’s meeting Mr. Ognosky also provided board members with a copy of the bid from the current lowest bidder, Cornerstone Builders. Information from Cornerstone was updated to reflect their responses to follow up questions from the bid opening. Board members present were provided with a summary of the four lowest bids: Cornerstone (\$488,460); Paulyn Housing (\$525,696); Kintner (\$527,851); and Smith-Caterson (\$535,948) that met the specifications as provided in the bid. Also provided was a copy of each of the four lowest bidders’ responses to the “Scope of Work Responsibilities” checklist that was completed by each of the four. At that point in the meeting, Mr. Ognosky explained that the four lowest bids have been reviewed and follow up questions were asked of all four. Following those discussions the administration unanimously recommends that Cornerstone be awarded the bid as the lowest bidder. Mark Hoffa, representative from the lowest bidder Cornerstone, was on hand and addressed questions from the board members present.

Following the discussion, the Buildings and Grounds Committee asked that a special voting meeting of the Board be scheduled for Tuesday, March 16th at 7:30 p.m. in the High School Community Learning Center in order to address the awarding of the bid for the administration building. Mr. Ognosky will schedule the meeting, communicate that scheduled meeting to the remainder of the Board, and provide all board members with the materials received at tonight’s meeting.

OPEN FORUM: Mrs. Mordovancey addressed a number of concerns that have been brought to her attention by members of the community. First, she asked about the use of buckets in the back gym hallways for the collection of water that was leaking through the roof. Mr. Clapper explained that this sometimes occurs when large amounts of melting snow develops. This portion of the roof was not replaced in the High School roof project and Mr. Clapper is working to address the situation. Second, Mrs. Mordovancey conveyed a concern regarding the appearance of the walls in the High School gymnasium in that there are tape marks that have been left behind on the protective pads on the wall from physical education activities. She asked that those marks be addressed as it leaves a poor impression with the public regarding the condition of the facility. Finally, she conveyed a concern that one of the light switches in the boys’ physical education locker room is malfunctioning. Rickie will address that situation as well.

Meeting adjourned at 8:38 PM.

Mike Ognosky