

MONTROSE AREA SCHOOL DISTRICT
BUILDINGS AND GROUNDS COMMITTEE MEETING
JUNIOR-SENIOR HIGH SCHOOL COMMUNITY LEARNING CENTER
MEETING DATE MAY 5, 2009 6:30 P.M.

Mr. George Gow
Chairperson

Mr. Michael F. Ognosky
Superintendent of Schools

Building and Grounds Committee Meeting

May 5, 2009 Meeting began at 6:30 PM in the Community Learning Center of the Junior-Senior High School.

Board Members present included George Gow, Doug Wilcox, Chris Caterson, Julie Humphrey and Gloria Smith.

Administrators present included Mike Ognosky and Rickie Clapper.

Visitors Present: Chris Tripp, Energy Manager.

OLD BUSINESS:

- **Discussion of the Energy Ad Hoc Committee Recommendations presented at the April Work Session:**
 - Chris Tripp, Energy Manager, presented the 6 Energy Ad Hoc Committee recommendations and asked that the Board consider to take action on those items at this time:
 - A wind study to be provided by Airevolution Wind Energy Systems, LLC. Wind study would be one year in duration utilizing the existing tower on school district property. All equipment provided by Airevolution and data collection will be performed by Airevolution. This study will provide an in depth report on wind conditions on the Junior-Senior High School site allowing the Energy Ad Hoc Committee to make a decision on the feasibility of a power generating wind mill. Cost of the project is \$4700. **After discussion, the Board members present unanimously agreed to move forward with this project with the expenditure from the 30 Fund.**
 - An upgrade to the heating and ventilation system in the Junior-Senior High School gymnasium. This will allow specific scheduling for events and also enable separate control of ventilation equipment to reduce cold air return during the heating season. Projected cost is approximately \$4200. **After discussion, the Board members present unanimously agreed to move forward with the project with the expenditure from the 30 Fund.**
 - An upgrade of the heating system at the Junior-Senior High School to include new, electronically controlled zone valves, loop supply temperature sensors, control module, and all necessary accessories as well as needed programming for our energy management system. This project will add a precise level of control for our heating system at the Junior-Senior High School and also replace the 6 valves that are irreparable. Project cost is approximately \$30,000. **After discussion, the Board members present unanimously agreed to have a motion placed on the May board agenda to bid this project.**
 - An upgrade of the heating system at the Lathrop Street Elementary School to include removal of outdated energy management system and installation of a new control unit that will be the same as Choconut Elementary and the Junior-Senior High School. One additional control module will be installed in the 4th/5th grade boiler room and all systems tied back to the server at the Junior-Senior High School. Project cost is approximately \$32,000. **After discussion, the Board members present unanimously agreed to have a motion placed on the May board agenda to bid this project.**

- An upgrade to the heating system at the Choconut Valley Elementary School to include retrofitting pneumatic units with electronic controls in the following systems including the Kitchen make-up air unit; gymnasium AHU and Condensing Units; Electric Cabinet heaters; and, Classroom Heat Pump Air Vents. Projected cost is approximately \$40,000. **After discussion, the Board members present unanimously agreed to have a motion placed on the May board agenda to bid this project.**
- Removal of the pneumatic control units from the existing univents for zone 1 in the Junior-Senior High School. Project cost is approximately \$50,000. **After discussion, the Board members present unanimously agreed to have a motion placed on the May board agenda to bid this project.**

NEW BUSINESS:

- **Discussion of the Potential Oil Lease from Alta Resources, LLC.**
 - Chris Caterson began the discussion by explaining that an Alta representative had approached him, as the president of the board, to propose the consideration of a “no surface operations” lease of the current Choconut Valley Elementary School acreage at the rate of \$2,400 per acre.
 - The lease would also provide the district with 17 % royalties should product begin to move from the wells in the pooling areas that are included in the Choconut Valley Elementary acreage pool.
 - The lease has been forwarded to the District Solicitor and a local attorney who has worked with the District on this project previously, for review and Mr. Ognosky will update the board on their responses as they are received.
 - The board members present unanimously agreed to place a motion on the May agenda to approve this lease, pending the update from the attorneys.
 - The lease is a 7 year term lease with an option to extend for 3 years at the same price as bonus.
- **Discussion of Proposed Maintenance Projects from the 2000-2010 budget – Mr. Clapper reviewed the work that he would like to complete at each building over the summer months:**
 - **Choconut Valley Elementary School:**
 - The receiving area at the entrance of Choconut Valley including replacing the current exterior entrance doors and constructing a set of double entry doors, creating a vestibule, at the entrance similar to Lathrop Street and the Junior-Senior High School.
 - Sanding and repainting of the gymnasium floor.
 - Replacing the ceiling in the roof of the gymnasium.
 - Retrofitting the lights to T-8’s throughout the building.
 - **Lathrop Street Elementary School:**
 - Insulation will be placed in the area between the false ceilings and the original ceilings in the hallway throughout the building.
 - **Junior-Senior High School:**
 - The bid for the Concession stand at the Stadium will be completed and released this week.
 - The area behind the backstop screen at the High School Baseball field will be reworked in order to address the drainage problem that currently exists. Piping will be run in order to hook into the new sewer piping from the concession stand.

OPEN FORUM: There were no open forums discussed at this evening’s meeting.

Meeting adjourned at 7:15 PM

Mike Ognosky