

MONTROSE AREA SCHOOL DISTRICT
BUILDINGS AND GROUNDS COMMITTEE MEETING
JUNIOR-SENIOR HIGH SCHOOL CAFETERIA
MEETING DATE OCTOBER 17, 2007 7:00 P.M.

Mr. George Gow
Chairperson

Mr. Michael F. Ognosky
Superintendent of Schools

Building and Grounds Committee Meeting

October 17, 2007 Meeting began at 7:00 PM in the Cafeteria of the Junior-Senior High School.

Board Members present included George Gow

Administrators present included Mike Ognosky, Greg Adams and Rickie Clapper.

Visitors: Bill Host, Dave Wood (Lathrop PTO), Jeff Hartman (Lathrop PTO)

OLD BUSINESS:

- The following Old Business Items were discussed:
 - **Choconut Valley Well:** Mr. Clapper reviewed the work that has been performed as of October 17th on the well project at Choconut Valley and the accompanying bills. From August 20th through August 31st the Cable Tool Rig and Crew, Drill, drive and set casing were completed. That work included 9 days of rig and crew work, placing of 77 feet of 8" casing, placing of 66 feet of 16" casing as well as the drilling of 106 feet of actual well. That work was done at a cost of \$23,645.55. From September 4th through September 20th the Cable Tool Rig and crew, drill and set casing, seal casing annulus, old well abandonment and current well development was completed at a cost of \$40,454.40. That work included 10 days of well construction and grouting, 2 days of well development with pump and surge block, 1 day of old well abandonment, the placing of a 35 foot stainless steel slotted screen in the new well, and the construction of a well cap. The current status of the project is as follows: the well will yield much more than originally thought. Developing the well has cleaned out the fractures and increased flow to approximately 30 galloons per minute with excellent recovery. The well will exceed facility demand for potable water. This is a very robust well with no possibility of surface water contamination. The well is not yet clear and must be pumped to remove the remaining grout silt. Sealing of the annulus leaked some grout into the well and it is proving difficult to remove. Removing the silt will require the return of the rig and crew and a forceful evacuation of the grout material will be required. When the well is clear of silt the trenching, laying of pipe and setting of the pump will occur within a two day period. We can then valve and supply power to the well, wait for the water test results and use the new well when DEP approves the work. We are currently hammering out a disagreement in cost regarding the return of the rig to the site to remove the silt. The District believes that should be at no cost to the district as it is a result of the use of faulty grout material by the company. At present time, representatives of the company appear to be in agreement with that assessment, but that has not been finalized.
 - **Elementary School Roofs:** The roof projects are both complete. The final walk through has been completed on both roofs and we are now processing the final bill payments through the 30 fund. Mr. Ognosky will provide the final costs when they become available. The Bid for the Rooftop Units at Choconut Valley will end on October 26th with the opening of the bids in the Business Office. Mr. Clapper has had in excess of 20 contacts in regard to the Rooftop Units.
 - **Building Door Locks:** The locks for the doors at Lathrop Street and the High School have been received and the work on changing out the locks in the current doors will begin as soon as this upcoming weekend. The locks for Choconut Valley are a bit more complicated given the type of lock that is currently in the door and they have not yet been received.

- **High School Sign** – Rickie has given the present company assigned the work a deadline of Friday, October 19th to remove the current sign and begin work on the replacement sign. If that work is not completed by that time we will move in a different direction. We have paid a deposit of \$1,500 to that company and Rickie has informed the company that if work doesn't begin by Friday the deposit will be returned or we will utilize legal means to retrieve it.
- **High School Roof** – I spoke to our solicitor this week and he is arranging for the parties involved to sit with the school district in an attempt to resolve the dispute. Ellis will take an active part in this discussion in order to resolve the dispute.

NEW BUSINESS:

➤ The following New Business items were discussed:

- **Lathrop Street PTO Project Proposal:** David Wood, Jeff Hartman and Greg Adams presented the Lathrop Street PTO proposal to build an outdoor classroom area for the students at PTO expense. The Outdoor Classroom/Shade Pavilion would be available for teacher, student and community utilization on the Lathrop Street playground. The presentation included a detailed view of construction plans of the 26' by 38' building to be built at a projected cost of \$6,013.90. The PTO has already done preliminary investigations on the permits that will be required and having been given a tentative "OK" by the Codes Officer based on the plans they have presented to him. Mr. Clapper and Mr. Gow asked a number of questions regarding the project and felt strongly that it should be allowed to continue as presented. Mr. Clapper explained that the district maintenance department could assist in the digging work, etc. with the equipment the district has. That was the only request made by the PTO. They will assume all of the cost of the work and have a group that has volunteered to undertake the construction work made up of PTO members who work in the construction business. It is the recommendation of the Building and Grounds Committee to the remained or the board that the work be allowed.
- **Winter Readiness:** Mr. Gow asked if all was ready for the upcoming winter. Mr. Clapper responded that the snow removal equipment has been serviced and is ready for the winter and that the building heating equipment has also undergone its annual inspection and is set.
- **22 Fund:** The current status of the 22 fund was reviewed as well. Activity in fiscal year 2007-2008 includes a July 13, 2007 payment to PAC Sign Company of \$1,500 as a deposit for the sign work; a \$2,734 payment to Rely Landscaping for completion of the Bed Prep and Planting and stone wall completion at the High School; a payment of \$4,000 to Swift Fence Company for the repair of the Choconut Valley fence; and, a payment of \$11,500 to CMM Associates for the completion of the Dust Collection System in the Wood Shop at the High School. That leaves a balance of \$4,672.14 in the 22 Fund with the only outstanding expenditure of \$2,900 to PAC Sign Company when the High School Sign work is completed to the District's satisfaction.

OPEN FORUM:

There were no items presented during the Open Forum segment.

Meeting adjourned at 7:47 PM

Mike Ognosky