



MINUTES
SPRING GROVE AREA SCHOOL DISTRICT
BOARD OF SCHOOL DIRECTORS
BUILDINGS AND GROUNDS COMMITTEE MEETING

DATE/TIME of MEETING: May 5, 2023

LOCATION of MEETING: Spring Grove Area Educational Services Center
100 East College Avenue, Spring Grove, PA 17362

ATTENDANCE: **The following School Directors were in attendance:**
Karen Baum, Rachel Rohrbaugh, Rodney Shearer, Doug Stein, Doug White

The following Spring Grove Area School District personnel were in attendance:

Dr. George W. Ioannidis, Superintendent
Dr. Steve Guadagnino, Assistant Superintendent
Mr. Mark Czapp, Director of Business Operations/Board Secretary
Mr. Bill Stiles, Buildings & Grounds Manager
Mrs. Suzanne Sterner, Board Recording Secretary

A Buildings and Grounds Committee meeting of the Spring Grove Area School District was held on Monday, May 5, 2023. Doug White called the meeting to order at 4:00 PM.

Purpose of Meeting

White stated that the committee was meeting this day to discuss the status of the maintenance facility project. Bill Stiles introduced Scott Cousin with Crabtree, Rohrbaugh and Associates (CRA) and confirmed that the presentation would include consideration of the facility's accessibility, functionality, budgetary costs, and selection of a civil engineering firm.

Stiles explained that according to the district's operational needs, the facility will require access to all campus buildings, be equipped to serve as an emergency Incident Command Center and provide adequate space for tractor-trailer access and parking. He provided estimated square footage needed to include bays and storage space for maintenance vehicles, mowers/ UTVs, a loading dock for deliveries, a ventilation system, work and office space, and general storage for dry items, refrigerated consumables, and frozen goods.

Scott Cousin presented a preliminary schematic floor plan, based upon a pre-engineered building that meets the needs reported by Stiles. Committee members questioned if there is opportunity to take advantage during the construction and design phase to include storage room for items currently stored under the stadium; White suggested a possible lean-to. Cousin will add to the request for a projected estimate.

Committee members questioned if the refrigerator and walk-in freezer units can remain where they are currently located since the district will be keeping that space at the Windy Hill building. Ioannidis stated that refrigeration and freezer units were not part of the original plan for use of that space; it is intended for ESC offices.

Cousin reported preliminary estimates between \$1.7 - \$2 million for building cost, with a total projected figure of \$2,407,323 to \$2,888,788, with more refined estimated costs to be determined later.

CRA solicited proposals from civil engineers, indicating the quotes include costs for design, permitting, bidding and construction oversight of the maintenance facility, preliminary analysis of five potential site locations, with potential to include high school roadways. Of five engineering firms that responded, three declined to submit a proposal due to scheduling constraints. First Capital Engineering responded proposing a lump sum fee of \$96,750. Czapp stated that the district has worked with First Capital on the high school project. K & W responded proposing a lump sum fee of \$139,525. CRA requested qualifications based upon similar projects from the two firms, with both meeting the criteria for the project.

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Cousin stated that the selected firm will do a high-level concept drawing, evaluation, and cost analysis, offering pros and cons of each site for the facility. Board attendees suggested removing proposed site #1 from the options, stating the district should not consider removing an athletic field. Attendees also suggested removing site #4 from the proposed locations to reserve space for a future educational building, if needed. Cousin will reach out to the two engineering firms and request they reconsider their overall costs and resubmit a proposal for sites #2, #3, and #5.

Committee members questioned if removing the initial analysis of the roads would further reduce costs. Czapp suggested that timing is key, with two of the three proposed sites located adjacent to a proposed Krise road. Krise is expecting to have a large amount of fill during the initial excavation phase of their project, which could be used with the proposed access road at the high school. This would be more cost effective to the district to use/move the dirt at the same time.

Future Planning / Next Steps

Cousin will request a revised proposal from First Capital and K & W engineering firms for the three sites. If received before the May 8th Directors' Study Forum meeting, information will be shared out at the meeting. The Board could request that a recommendation for approval of a firm be included with May 22nd Regular Voting Meeting action items.

Minutes from this committee meeting will be shared out at the May 8th meeting. Board members also requested a spreadsheet listing pros and cons for each of the three agreed-upon proposed sites for the maintenance facility.

White adjourned the committee meeting at 5:25 PM

RESPECTFULLY SUBMITTED BY:

Suzanne E. Sterner

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Board Recording Secretary