

# Quakertown Community School District

Board Facilities Committee Meeting  
September 3, 2015 - 6:00 p.m.

## MINUTES

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Present were: Mr. Ripper, Mr. Stepanoff, Mr. Smith, Mr. Wimmer, Ms. Edwards, Mr. Harper, Mr. Riegel, Mr. Moore (Architectural Studios), Mr. Long (Turner Construction), Mr. Geonnotti (Boucher & James), and community members Zane Stauffer, Jay Geissinger, and Mr. Stoneback

### DISCUSSION ITEMS

#### **Farming of the new land (Recommendation needed for 9/10/15 Board Meeting)**

Two local farmers who are interested in farming the land attended the meeting (Mr. Geissinger and Mr. Stoneback). The District's primary interest is in covering their costs in taxes and surveying costs over the next few years. There are about 80 tillable acres and the rest is wooded. The "going rate" for farmable acres varies based on different things – deer management, quality of the land, etc. Mr. Stoneback is familiar with paying lease fees ranging from nothing to about \$100.00 per acre. Mr. Geissinger pays St. Isidore's about \$50.00 per acre across the street. Both families have farmed that parcel in the past. Whether hunting should be permitted with individual Board permission is something Mr. Riegel will check on with the insurance company.

Board members discussed the pros and cons of deciding to put the farming out to bid or just letting the current farmer continue to farm that land. A majority of the Board members present wanted to put the farming of the land out to bid and requested that the two farmers in attendance be sent the bid packet specifically.

#### **Capital Projects Priorities and Funding – Update and next steps**

Mr. Harper reviewed the current status of the Capital Plan that the Board developed and supported in 2013-14 and 2014-15. A number of capital maintenance needs were met. There are three projects that are considered urgent – the Freshman Center paving, some of the sidewalk repairs, and fencing of the retention ponds at Richland and Strayer. These items should not wait until the Facilities Study process is completed. The Facilities Committee asked the Administration to get quotes for engineering to do a conceptual design for the Freshman Center parking lot and to proceed to obtain quotes for the other priority items.

#### **Community Facilities Study Committee – Update**

Mr. Ripper provided an update on the orientation meeting held on Tuesday evening with the community committee. The first building tour is Haycock Elementary at 6:00 p.m. on Tuesday, September 8. A report on the orientation meeting is posted on the District website. <http://www.qcsd.org/domain/1706>

#### **Athletic Fields – new options**

With the purchase of the land on Pumping Station Road, the suggestion is to revisit the concept for the fields at the high school and consider whether a more effective solution is available. We will come back to the Facilities Committee with some options once they are developed.

## **HIGH SCHOOL RENOVATION UPDATE** - George Moore/Norm Long

Mr. Long reported on progress to date. Identification of punch list items is ongoing in some areas. We were in better shape this year for the opening of school than a year ago. End user meetings this fall will be conducted on the Phase 3A areas. Mr. Moore presented some change orders totaling \$5,418.42. Mr. Moore reviewed the change orders and the Facilities Committee agreed that they should be placed on the next Board agenda for approval.

## **SUMMER PROJECT UPDATES:**

### **Solar Project**

The roofs were just inspected and released to allow Moore Energy to coordinate delivery of the panels for the new roof sections so that the installation on the new roofs can be completed. Moore Energy is coordinating the location of conduit with the district.

### **TV Paving Project – Justin Geonnotti**

The project is 100% complete. There was a lot of unforeseen base repair but the contractor finished on time. They did find additional areas that needed base repair totaling \$14,000, which was negotiated down from \$28,000. Mr. Geonnotti reviewed Change Order #3 (final) which included additional base repair, additional pavement markings, and signage required by PennDOT. Mr. Geonnotti reported the contractor was very fair and did excellent work. Change Order #3 will be placed on the Board agenda for approval.

### **Alumni Stadium Visitor Locker Room/Concession Stand – Kelly Harper**

Mr. Harper reported on the status of this project. The final walk through is scheduled for next week. Benches are installed so it is usable as a locker room. Mr. Harper is working with QMPO to purchase and install some equipment. Countertops should be installed in time for the first home football game. They will be good to go. Paving around the building is also completed.

### **QE Improvements – Kelly Harper**

Bathrooms were ripped out and replaced with a more durable surface. Repairs were done in the nurse's office. Murals and the fireplace are currently stored in the warehouse. Library renovations were also completed for the digital literacy program, including new carpet and new furniture appropriate for the curriculum. Cafeteria tiles were abated, removed, and replaced. There was also a lot of plaster repair and repainting. Playground reconfiguration did not get completed due to a lack of staff in the Maintenance Department.

## **INFORMATION/OTHER ITEMS:**

### **Zoning for QCSD Borough properties – HS/QE/Alumni Field Complex and Neidig**

Dr. Harner and Ms. Edwards met with Doug Wilhelm and Scott McElree at Quakertown Borough to discuss the zoning of the high school/QE/stadium/FC complex and are waiting for a draft ordinance for review.

### **Equipment replacement – planning**

Mr. Harper is preparing an equipment replacement plan to present to the Facilities Committee in October or November. Mr. Riegel reported on the cost to purchase a 9 passenger van for athletic and student activities use.

### **Promise Project – update**

This project is still on hold waiting for more information from the Penn Foundation.

### **Pfaff Sidewalk and Paving**

The egress for students in wheelchairs is currently not paved. Mr. Harper got costs to add a section of sidewalk to provide for safe exit from the building for the MDS classes. Milford Township is reviewing the parking plans for the additional parking at Pfaff although it is on the original plan.

### **New Business:**

Mr. Ripper asked that Mr. Kuzo come to the next Facilities Committee meeting to update everyone on our current infrastructure and security needs.

There being no further business, the meeting adjourned at 7:46 p.m.