

---

---

# Blackhawk School District

---

---

**SUBJECT: BUILDINGS AND GROUNDS MEETING 8/10/15 – INFORMATIONAL ONLY  
ON NW PRIMARY CONSTRUCTION**

**DATE: 08/13/15**

**IN ATTENDANCE:** Jim Perlik (Blgs. & Grnds.), Eric Brandenburg (Bus. Mgr.), Nancy DiRuscia (Admin. Assist.), Dave Esposito (Eckles - President), Chris Miller (Eckles – Mech. Eng. ), Mark Scheller (Eckles - Arch. Eng.), Marianne LeDonne (NW Principal), Perry Pander (board member), Matt Young (board member), Missy Kaszer (board member), Ken Yonkee (board member), Bonnie Goehring, Chief Berchtold, Doug Schaeffer, Marian Jones

---

**PURPOSE:** An informational meeting to discuss pros and cons of construction at NW Primary. David A. Esposito AIA from Eckles Architecture and Engineering will do a presentation followed by questions. There will be no deliberation and no decisions at this time.

## Meeting Notes

**Perry:** The meeting was called about the future of Northwestern Primary. Do we renovate? If renovation is decided, do we move the students to BIS during construction?

**Marianne LeDonne:** Per Dr. Kerber, there is sufficient room at BIS to move all NW at this time.

### **Eckles Presentation by David Esposito:**

Something has to be decided now and started now.

Eckles passed out an updated HRG Wastewater Disposal Study.

**Perry:** If we decide to renovate, we must plan now for next year.

David Esposito: Eckles prepared an analysis of condition of NW and all facilities. HRG, a civil engineering firm was hired to analyze the sewage system and the findings are in the report dated August 2015. The existing schools have enough capacity to handle the enrollment of NW.

The pros of using existing schools:

- 1) It is less costly than renovating.

The cons are:

- 1) It super utilizes all space such that there would be no extra space for additional enrollment and programs.

NW has a sound structure. It is located where growth is likely. The building has value. It is worth being perpetuated.

### **PLANCON A**

PLANCON Part A was submitted to DOE by the July 1 deadline. BSD has a place in the queue. BSD is eligible for reimbursement at about 14% reimbursement level if we remodel. There are 3 things from which we cannot deviate from the PLANCON A: (1) it must be a renovation project, (2) It must remain a primary school (grade levels must remain), (3) no new site. The project budget figures are based on a rule of thumb unit costs. Currently no state budget has been enacted.

It is uncertain if a July 1, 2015 moratorium on the acceptance of new applications for reimbursement for school projects, proposed by Governor Wolf, is in force. The proposed House Bill 762 sets August 15, 2015 as a date for a moratorium however it has not been enacted. Status of the proposed moratorium is uncertain due to the budget negotiations between the Governor and the Legislation.

There is a proposal for the state to borrow 5.3 billion dollars to fund current reimbursement obligations and end the PlanCon program with the goal of getting the state out of the construction reimbursement, and local districts would therefore be responsible for all construction costs. It is expected that the budget may be passed in October or November.

### **NW Renovation Timeline**

An email was sent to the superintendent in June regarding the timeline.

If renovation is decided, to complete it for Sept. 2017, we must have out for bid in early April 2016, 1 month to bid (April) and the month of May to decide and execute contracts. Construction would begin in June. The plan would be for a phased project if students remain in the school. The ideal situation would be to temporarily relocate students which saves in construction costs. The ramifications are moving the students. The first summer would entail asbestos abatement and some infrastructure. The second summer would involve the heating and cooling systems. If you choose to renovate, need to make this decision quickly. We have 9 months to decide the scope and develop the associated bid documents, which normally is a 12 month process. 5 weeks of the 9 months has already passed so now we are at 8 months. So there is urgency if the District wishes to complete the project for the start of the 2017-2018 school year.

**Next Step:** Decide what to do.

### **3 options**

- 1) Close the school and move the kids permanently.
- 2) Renovate the school.
- 3) Continue as is.

### **Issues:**

- 1) Boiler – The branch piping that transports is original and experiences some leaking. We continue to cut out and patch when leaks occur which could cause loss of school during that time.
- 2) Sewage – It is 60yrs old. It is near its end of life. There is urgency. Maybe we can baby it for another year.

In general the structure of the building is good. It has enough value; it is worth saving.

The proposed budget for renovation is \$13,800,000 including administrative costs. Reimbursement is about 14% which amounts to about \$3million.

The goal is to provide enough information to make a wise decision.

### **The next steps, if we renovate:**

- 1) Who will be the architect
- 2) Execute agreement with architect
- 3) Provide Owner information
- 4) Solicit proposals
  - a) Land survey
  - b) Civil eng. consultant for sanitary, storm water, registered soil science consultant, industrial hygienist to quantify hazardous material, personnel to locate underfloor utilities and verify that they will last 20yrs
  - c) Conduct kick-off meeting concerning spaces and scope which affect price and character of building

### **Septic System Options: (refer to HRG report)**

- 1) On lot sewage system (sand mound) – size and location determined by soil type and infiltration test

- 2) Package sewage treatment facility plant – needed if existing site soil is not adequate; it is more expensive, but covered in PLANCON A

Note: The current system is not a sand mound; pipes are buried underground.

Ken: Is there an optimal distance from building to tanks? Answer: Not an issue.

Missy: Is it difficult to get a permit? When can this be determined? Answer: 6-8mos before DEP will permit. If you need to know that answer before you decide, it will delay the renovation 1yr.

Chris: We cannot predict DEP response time.

David: We spoke to DEP about capacity (gallons per day) that the system would have to accommodate, and that requires DEP to permit and not the local storm enforcement officer.

Eric: Quaker Valley gets 1% and has been waiting for 5yrs for the money.

Perry: Expressed concern with money put into maintaining the building to keep it going.

David: There may be a problem with wiring (branch wiring is original) or septic. It is a tough decision to move students to another building permanently since there is no room to grow.

Sand mound size unknown. Will the DEP allow us to put in a sand mound? Can we accurately determine the load? Yes gallons/day load, but what is missing is the analysis of the soil. Could we then get an answer from DEP and move forward?

Perry: We did air quality testing, mold testing and radon testing. Only 1 room had an issues and the vent fixed it.

- 1) Close and sell it (may not get much for it
- 2) Renovate
- 3) Close and keep it (still costs money, insurance heat, maintenance)

If enrollment diminishes???

Cracker Plan may spur development and then enrollment.

Ken: Permits for home development exist. One for 300 homes.

How far should tank be located? Answer: Chris...no limitation. Cannot have on lot within 100ft of a well. Some wells on location, but used for field irrigation only (by football garage and up on hill behind batting cage). These are non-potable, The DEP may be ok with them.

Ken: How far away is city water? Answer: ballfields at 37<sup>th</sup> Street. At one time federal grant existed such that it would only cost \$70k to connect. That grant is no longer available.

To build a school would cost probably 2x the money and you would have to find land and improve the land.

A sand mound costs \$1000/yr to maintain while the plant would cost \$23,000 per HRG report.

With a renovated building, there is a potential to have operating cost savings. There would be thermal efficiency, lighting efficiency.

A concern if the septic plant is needed is tapping into Little Beaver Creek. A sand mound has a useful life also.

We can piecemeal the boiler system if needed.

The renovated building would have fire alarm, but no sprinklers due to well water.

Perry: The main entrance doors were replaced, but others were not and the kids are not able to open them in an emergency.

Missy: Unforeseen costs? Is there a cushion? Answer: The cost of the project is composed of hard costs and soft costs. In the soft costs is a contingency fund for unforeseen. 3%

Perry: NW has a new roof, new generator. So we have some investments.

Marianne: Handicap accessibility and cameras planned? Answer: They will address entrances for handicap and code compliance. Cameras would be developed with BSD for key areas. All included in costs.

Doug: Was there an enrollment study? Answer: Data is from 2010.

Did we consider adding on to BIS? No

Perry: We considered adding onto HMS.

We have an option to hire a demographer. DOE will accept this study, but it takes several months to do.

If we choose not to renovate, must compose a letter to DOE.

Missy: If move to BIS temp or perm, we have enough classrooms, but capacity-wise are we ok? Answer: yes 18-23 students per classroom. Safety code is okay. Cafeteria is ok with some scheduling changes.

Matt: Will fiber optics be available? Answer: David- no. Could use microwave connection, DSL, T1, or cable.

There is a proposal ONLY for the state to float a \$5billion bond and pay all schools in line.