Facilities Committee Meeting

Wednesday, October 28, 2026 11:30 AM
KCSD Administration Board Room, 86 Administration Drive, Mill Hall, PA 17751

1. **Meeting Opening**

1.A. Call to Order

2. **Information**

2.A. Bucktail HS Gym Floor

2.B. Bucktail HS Fire Alarm System

2.C. 10yr. Facilities Plan

2.D. Utility Cost per School

2.E. Central Mountain Middle School Rodent Concerns

2.F. HVAC - Fall and Winter Transition

2.G. Current Project Update

3. **Discussion**

3.A. Enterprise Vehicles

3.B. CMHS Tennis Courts

4. **Hearing of Visitors**

4.A. CMHS Nick Verrelli - Wildcat Den

5. **Future Meetings**

5.A. Future Meeting Information

6. **Adjournment**

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October 31, 2024

Keystone Central School District
1300 Bucktail Ave
Renovo Pennsylvania 17764

Thank you for your time during my on-site risk assessment on October 30, 2024, to discuss your safety policies and procedures with you. During this visit, we toured the Bucktail High School/Middle School and the Ronovo Elementary School.

The recommendations developed from this visit are summarized in the enclosed attachment. Please review them and respond as to what actions you have or will be taking. The easiest way to respond is online through this link https://utica.losscontrol360.com/jmp/GYZJN6D connected to our LC360 portal. If you prefer, you can email a response to: Utica.Recommendation.Response@uticanational.com. Please respond to these recommendations within 60 days from the date of this letter.

In addition to this onsite risk assessment, you also have access to a variety of safety resources at no added cost as Utica policyholder, including:

- Informative safety webinars
- Online education and safety awareness training and information from Zywave, a leader in safety education
- Utica's Risk Management resource website https://risk.uticanational.com
- Risk Management Alerts and Toolbox Talks with more safety tips

We offer these important services to help and support your efforts in creating a safe, productive work environment.

Please contact me directly at the number or email below if you have any questions about the attached recommendations. Thank you again for your time.

Sincerely,

Alexandra Scannell
Risk Management Consultant
Alexandra.Scannell@uticanational.com
804 560-6693

CC:GEARHART HERR & CO., INC (X1959)

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Recommendations

Desirable

2024-10-01
Additional smoke detectors need to be installed in the Bucktail High School/Middle School building to be in compliance with NFPA 72 partial. A qualified fire alarm contractor that is familiar with this standard should be able to determine the placement of the additional detectors. This would include all corridors, lobbies, storage rooms and mechanical equipment rooms. Detectors need not be provided in classrooms. The detection system should be arranged to automatically shut down the building's ventilation system and also be connected to a central station monitoring facility.

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10-Year Facilities Plan

	Location	Project Description	Dist. Priority	Bldg Priority	Amount	Fund Source	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2033-34	2034-35
	BUCKTAIL Middle/High	Gymnasium Floor				Capital	25,000		9,000		9,000		9,000			9,000
	BUCKTAIL Middle/High	GYM Bleachers				Capital			15,000							
	BUCKTAIL Middle/High	Paving				Capital										
	BUCKTAIL Middle/High	Sidewalks/Curb				Capital										
	BUCKTAIL Middle/High	Baseball Field				Capital										
	BUCKTAIL Middle/High	Softball Field				Capital		20,000								
	BUCKTAIL Middle/High	Football Field				Capital										
	BUCKTAIL Middle/High	Tennis Court				Capital										
	BUCKTAIL Middle/High	Roof				Capital										
	BUCKTAIL Middle/High	HVAC				Capital										
	BUCKTAIL Middle/High	Fire Systems				Capital	50,000									
	BUCKTAIL Middle/High	IT Equipment				Capital										
	RENOVO Elementary	Electrical Upgrade				Capital				300,000						
	RENOVO Elementary (2028)	Roof Replacement/Coating				Capital			900,000							
	RENOVO Elementary	Boiler Replacement				Capital				700,000						
	RENOVO Elementary	HVAC				Capital						1,500,000				
	RENOVO Elementary	Playground Equipment				Capital										
	RENOVO Elementary	Sidewalk/Curb Replacement	1			Capital	46,611									
	RENOVO Elementary	Fire Systems				Capital										
	RENOVO Elementary	Paving				Capital	50,673									
	RENOVO Elementary	IT Equipment				Capital										
Grant $2.5M	CENTRAL MOUNT HIGH	Replace Remaining RTUs (6)		2		Capital		1,500,000								
Grant $2.5M	CENTRAL MOUNT HIGH	Replace Reznor Heating Units (6)		2		Capital		1,000,000								
Grant $2.5M	CENTRAL MOUNT HIGH	Replace NRG Building Automation		2		Capital		1,000,000								
Sponsor ??	CENTRAL MOUNT HIGH	Malinak Stadium				Capital										
	CENTRAL MOUNT HIGH	Softball Field				Capital										
	CENTRAL MOUNT HIGH	Water Heaters				Capital					80,000					
	CENTRAL MOUNT HIGH	Sand & Refresh Gym Floor				Capital		20,000		20,000		20,000		20,000		20,000
	CENTRAL MOUNT HIGH	GYM Bleachers				Capital			70,000							
	CENTRAL MOUNT HIGH	Paving	2			Capital										
Reduce sqft	CENTRAL MOUNT HIGH	Sidewalk/Curb Replacement				Capital			150,000							
	CENTRAL MOUNT HIGH	Fire Systems	1	1		Capital										
	CENTRAL MOUNT HIGH	IT Equipment				Capital										
	CENTRAL MOUNT MIDDLE	HVAC				Capital										
Discuss	CENTRAL MOUNT MIDDLE	Track and Field				Capital										
	CENTRAL MOUNT MIDDLE	Parking lot paving	2			Capital										
	CENTRAL MOUNT MIDDLE	Screen & Coat Gym Floor				Capital		12,000		12,000		12,000		12,000		12,000
	CENTRAL MOUNT MIDDLE	GYM Bleachers				Capital			10,000							
	CENTRAL MOUNT MIDDLE	Sidewalks/Curb				Capital										
	CENTRAL MOUNT MIDDLE	Generator Installation				Capital			100,000							
	CENTRAL MOUNT MIDDLE	FCS Room Remodel		1		Capital		300,000								
Grant?	CENTRAL MOUNT MIDDLE	Tennis Court Resurface				Capital										
	CENTRAL MOUNT MIDDLE	Cafeteria Floor Replacement		2		Capital		70,000								
	CENTRAL MOUNT MIDDLE	Fire Systems				Capital										
	CENTRAL MOUNT MIDDLE	IT Equipment				Capital										
	LIBERTY-CURTIN Elementary	Roof				Capital										
	LIBERTY-CURTIN Elementary	HVAC				Capital										
	LIBERTY-CURTIN Elementary	Sidewalks/Curb				Capital										
	LIBERTY-CURTIN Elementary	ADA Curb				Capital										
	LIBERTY-CURTIN Elementary	Paving				Capital										
	LIBERTY-CURTIN Elementary	Fire Systems				Capital										
	LIBERTY-CURTIN Elementary	Gym Floor				Capital		8,000		8,000		8,000		8,000		8,000
	LIBERTY-CURTIN Elementary	IT Equipment				Capital										
	MILL HALL Elementary	Paving (bids June 2026)	2			Capital										
	MILL HALL Elementary	Roof (last replaced 2008)				Capital			910,000							
	MILL HALL Elementary	HVAC (replaced 2008)				Capital						1,500,000				
	MILL HALL Elementary	Sidewalks/Curb (as needed)				Capital										
	MILL HALL Elementary	Boilers (Natural Gas)				Capital				700,000						
	MILL HALL Elementary	Replace emerg diesel genset				Capital				250,000						
	MILL HALL Elementary	Fire Systems (has sprinklers)				Capital										

	MILL HALL Elementary	IT Equipment				Capital										
	ROBB Elementary	Roof (last replaced 1994 - metal)				Capital										
	ROBB Elementary	Gutter System				Capital										
	ROBB Elementary	Chairlift/ADA Upgrades				Capital		75,000			1,000,000					
	ROBB Elementary	HVAC				Capital										
	ROBB Elementary	Paving				Capital										
	ROBB Elementary	Foundation Repairs				Capital			500,000							
	ROBB Elementary	Sidewalks/Curb				Capital										
	ROBB Elementary	Stairwell and Ramp resurface				Capital				300,000						
	ROBB Elementary	Fire Systems (has sprinklers)				Capital										
	ROBB Elementary	IT Equipment				Capital										
	WOODWARD Elementary	Replace Building Automation Sys		med (3-5yr)		Capital				500,000						
	WOODWARD Elementary	HVAC (replaced 200?) Geo sys		low		Capital									1,500,000	
	WOODWARD Elementary	Paving		low		Capital										
	WOODWARD Elementary	Roof (shingle) 5-10yr		high		Capital							125,000			
	WOODWARD Elementary	Sidewalks/Curb		low		Capital										
	WOODWARD Elementary	Fire Systems (no sprinklers)				Capital										
	WOODWARD Elementary	IT Equipment				Capital										
	Property Service	Equipment Storage Building				Capital		400,000								
	Property Service	Roof (shingle) 2-5yr				Capital					40,000					
	District Wide	Paving				Capital	48,344									
		Total			**0**		**220,628**	**4,405,000**	**2,664,000**	**2,790,000**	**1,129,000**	**3,040,000**	**134,000**	**40,000**	**1,500,000**	**49,000**

Goal is 3% - 5% of annual budget for Facilities Upgrades

TT Account	Account Description	Total	Utility Total per School July 1, 2025-2026 School Year		Utility Total per School July 1, 2026-2027 School Year
10.2620.424.000.00.0002.000	WATER/SEWAGE BUCKTAIL	$18,234.00		$3,240.00	
10.2620.622.000.00.0002.000	ELECTRICITY BUCKTAIL */ 29,625 @ .0683 per KWH*	$57,937.79		$12,950.17	
10.3250.622.000.00.0002.000	BTHS ELECTRIC ATHLETIC COMPLEX */ 254 @ 0.0669 per KWH*	$2,701.37	***154 Children Enrolled***	$287.45	***151 Children Enrolled***
10.2620.624.000.00.0002.000	HEATING BUCKTAIL	$29,007.55	$107,880.71	$718.25	$17,195.87
10.2620.622.000.00.0009.000	ELECTRICITY CMHS */ 80,723 @ .0726 per KWH*	$148,332.01		$23,300.89	
10.2620.624.000.00.0009.000	HEATING CMHS	$99,309.73		$3,886.75	
10.2620.424.000.00.0009.000	WATER/SEWAGE CMHS	$21,707.17		$2,586.43	
10.2620.622.000.00.0006.000	ELECTRICITY VOCATIONAL */ 52,233 @ .0711 per KWH*	$96,846.25	***946 Children Enrolled***	$17,072.66	***929 Children Enrolled***
10.2620.424.000.00.0006.000	WATER/SEWAGE CTC	$6,518.84	$372,714.00	$893.61	$47,740.34
10.2620.424.000.00.0009.029	WATER/SEWAGE CMHS ATHLETIC COMPLEX	$5,408.59		$419.34	
10.3250.622.000.00.0009.000	CMHS ELECTRIC ATHLETIC COMPLEX / *18,389 @ . 0668 per KWH*	$36,456.34		$2,806.87	
10.2620.624.000.00.0032.000	HEATING HEAD HOUSE	$1,544.65	$43,409.58	$76.22	$3,302.43
10.2620.622.000.00.0003.000	ELECTRICITY 7/8 CMMS / *58,260 @ .0655 per KWH*	$105,993.69		$21,247.49	
10.3250.622.000.00.0003.000	CMMS ELECTRIC ATHLETIC COMPLEX / *5,200 @ 0.125657 per KWH*	$3,965.85		$220.68	
10.2620.624.000.00.0003.000	HEATING CMMS 7/8	$62,396.65	***835 Children Enrolled***	$2,637.45	***836 Children Enrolled***
10.2620.424.000.00.0003.000	WATER/SEWAGE 7/8 CMMS	$21,985.62	$194,341.81	$3,779.98	$27,885.60
10.2620.622.000.00.0016.000	ELECTRICITY LIB CUR */ 32,139 @ 0.19425 per KWH*	$101,175.93		$8,373.17	
10.2620.623.000.00.0000.000	PROPANE DISTRICT WIDE	$14,870.68	***159 Children Enrolled***	$1,643.10	***185 Children Enrolled***
10.2620.424.000.00.0016.000	WATER/SEWAGE LIB CUR	$14,529.12	$130,575.73	$3,018.92	$13,035.19
10.2620.622.000.00.0018.000	ELECTRICITY MILL HALL / *36,861 @ .0657 per KWH*	$65,976.44		$10,549.48	
10.2620.624.000.00.0018.000	HEATING MILL HALL	$31,780.89	***329 Children Enrolled***	$596.48	***293 Children Enrolled***
10.2620.424.000.00.0018.000	WATER/SEWAGE MILL HALL	$15,534.18	$113,291.51	$2,478.90	$13,624.86
10.2620.622.000.00.0021.000	ELECTRICITY RENOVO */ 22,429 @ .0676 per KWH*	$37,082.54		$9,316.86	
10.2620.624.000.00.0021.000	HEATING RENOVO	$25,001.01	***193 Children Enrolled***	$743.37	***185 Children Enrolled***
10.2620.424.000.00.0021.000	WATER SEWAGE RENOVO	$11,700.00	$73,783.55	$3,240.00	$13,300.23
10.2620.622.000.00.0022.000	ELECTRICITY ROBB */ 24,307 @ 0.684 per KWH*	$41,323.02		$8,816.71	
10.2620.624.000.00.0022.000	HEATING ROBB	$25,551.64	***387 Children Enrolled***	$1,384.08	***391 Children Enrolled***
10.2620.424.000.00.0022.000	WATER/SEWAGE ROBB	$17,446.61	$84,321.27		$10,200.79
10.2620.622.000.00.0024.000	ELECTRICITY WOODWARD / *40,678 @ .0675 per KWH*	$67,363.43	***216 Children Enrolled***	$8,688.12	***216 Children Enrolled***
10.2620.424.000.00.0024.000	WATER/SEWAGE WOODWARD	$6,185.37	$73,548.80	$132.55	$8,820.67
10.2620.424.000.00.0054.000	WATER/SEWAGE PSO	$1,440.00			
10.2620.624.000.00.0031.000	HEATING WAREHOUSE	$3,114.73	$4,554.73	$104.23	$104.23

TOTAL			$1,198,421.69		$155,210.21