

New Hope-Solebury School District

Facilities Committee

Meeting Minutes Sept 23, 2014

Mr. Adar calls meeting to order at 6:33 PM in the Board Conference Room, meeting adjourned at 8:37 PM

Committee Members:

Present:

Mr. Jonathan Adar, Chair, School Board
Mr. Neale Dougherty, School Board
Mrs. Tracy Keyes, School Board
Dr. Raymond J. Boccuti, Superintendent
Mr. David Hansel, Director of Operations
Mr. Ted Harrington, Director of Athletics
Mr. Peter Rivera, Director of Custodial Services
Mr. Dudley Rice, Solebury Township

Absent:

Mr. Joseph Harraka, School Board
Mr. John Capriotti, Community Member
Mr. Michael Warden, Community Member

Administrators in attendance:

Mr. David Lieberman, Director Pupil Services
Mr. Stuart Perrone, Business Administrator/Board Secretary
Mr. Scott Radaszkiewicz, Director of Information Technology
Mr. Steven Yanni, Assistant to the Superintendent

Godshall Kane O'Rourke Architects, LLC team in attendance:

Mr. Kevin Godshall
Mr. Chris VAnCampen
Mr. Adam Moser

Community Members present:

Mr. Matt Allegretto
Mr. Mark Cowell
Ms. Gloria Dodd
Mr. Ed Duffy
Mr. Matt Eaton
Ms. Alison Kingsley
Mr. Gary Kirsch
Mr. Stan Marcus
Mrs. Collette Martino
Mr. Kevin Morrissey
Mr. Peter Murphy
Mr. Tim Reilly

Mrs. Paula Saxton
Mr. Jon Singer
Mrs. Ellen Stiefel
Mrs. Janine Witte

School Board Members present in attendance as members of the public:

Mrs. Susan C. Atkinson
Mr. Daniel G. Dupont
Mr. Jeffrey P. Kearney

Note: Ms. Kingsley at times was videotaping the meeting

Mr. Adar spoke about the ground rules for tonight's meeting; Mr. Godshall will present the options for the Campus Revitalization plan, the board and public will be able to comment and question after the presentations. Mr. Adar alerted all in attendance they should be aware that Ms. Kingsley was videotaping the meeting.

Dr. Boccuti reminded everyone that the presentations as well as the minutes would be posted on the web after the meeting sometime the next day.

Campus Revitalization

Mr. Kevin Godshall of Godshall Kane O'Rourke Architects, LLC (GKO) presented options 1, 2A, and 2B and introduced two of his firm's engineers who were there to answer specific questions (Mr. Adam Moser and Mr. Chris VanCampen).

Mr. Adar stated that all three options include additional infrastructure costs, not included in the original plans, of approximately \$3.2 million and will need to be further vetted with the committee.

Mr. Godshall stated that we will need to continue to prioritize needs and options as we progress through the project.

Plan 1	\$36,250,000 without additional infrastructure	\$33,000,000
Plan 2A	\$25,000,000 without additional infrastructure	\$22,800,000
Plan 2B	\$28,550,000 without additional infrastructure	\$25,250,000

Mr. Adar asked for a breakdown of the changes in the infrastructure costs.

Mr. Godshall referenced page 15 of his presentation on costs and reviewed them with the committee.

Mr. Adar asked for a breakdown of possible energy savings.

Mr. Godshall agreed to work on a schedule of potential savings for a future meeting.

Mrs. Keyes asked about the need for a new public address system, options, and how it ties into safety and security.

Mr. Moser of GKO stated that we can currently call each classroom via the phones, but a new system will allow an alert to the entire school to be broadcast from anywhere on the campus should the need arise.

Mr. Dougherty asked about the \$2.5M in electrical work and what would cost we save costs by waiting.

Mr. VanCampen of GKO said a delay in the electric work would result in a higher price in the future so it would be better if we did it while we were working on the project while the rooms were available. He also stated there was a financial advance to doing the work while the ceilings and floors were opened up for construction.

Mr. Adar noted that the middle school was relatively new and these additional infrastructure items are a nice to have but may not be necessarily be a need to have.

Mr. Godshall stated that certain infrastructure changes in the middle school make sense as we upgrade various heating, cooling and other systems for maximum benefits where others such as lighting upgrades could wait. Further, some of those costs were already included in the high school budget.

Dr. Boccuti, Mr. Yanni, and Mrs. Keyes discussed curriculum needs and offerings that the new design would address.

New Stadium Project Fundraising update

Dr. Boccuti updated the committee on the status of the new stadium project and that it is moving along as the project would not commence until all of the funding is in place.

No recommendation was made.

LES Gym discussion update

Mr. Rice updated the committee on the project with some history of the project; we are looking for funding as the original individuals who were interested in funding the project are no longer available.

Mr. Adar asked about community interest, private funding and spearheading the project. Mr. Rice stated there is still community interest, we would need to seek funding, and he could not personally spearhead the effort.

Mr. Godshall stated he believes that there was as Act 34 hearing already on the project and then further explained that the state regulates how much you spend on renovation vs new construction. Further, if the project falls under 20% you are not required to have a hearing.

Mr. Adar asked Mr. Hansel and Mr. Rice to revisit the project with funding concerns. He also asked Mr. Lieberman and Mr. Yanni to revisit curriculum needs.

Mr. Adar then stated at this time there is not enough information to pursue a recommendation tonight.

Public Comment

Mr. Adar stated that the committee would listen to all of the public comments and questions and then answer them at the end. Each member of the public would be allowed 3 minutes. (Responses in ***bold and italics*** were provided at the completion of public comment.)

Mrs. Saxton

- Reminded the committee that the Buck Auditorium has ADA accessibility issues.
- **Committee members acknowledged the issues and Mr. Godshall explained the plan would accommodate the issues.**
- Will the new Gym in option 1 be ADA accessible?
- **Mr. Godshall confirmed it would be ADA accessible.**
- Will there be cutouts for wheel chairs in the bleachers?
- **Mr. Godshall confirmed there would be cutouts for wheel chairs in the bleachers.**
- Will the retrofits be made ADA accessible?
- **Mr. Godshall confirmed any retrofit would need to be made ADA accessible.**

Mr. Cowell

- Why not a wide area network or WIFI instead of cable?
- **Mr. VanCampen explained you would need cabling to provide Wi-Fi.**
- What is to become of the old Middle School Office space?
- **Dr. Boccuti explained it would be utilized for additional, needed classrooms.**
- Reminded the committee that the LES gym consideration, redesign, and staffing would need to be kept in mind.
- **Mr. Adar reminded everyone in attendance that the LES gym consideration was being discussed only as a future agenda item.**

Mr. Marcus

- What are the enrollment assumptions as he has heard it is currently in the 1,520 range?
- **Dr. Boccuti explained that current enrollment is about 1,550 and assumptions are that enrollment will remain relatively flat for at least five years as previously reported.**
- What about the Finance Committee's recommendation of \$25M?
- **Mr. Adar explained that, when you subtract the \$3.2M in extra infrastructure considerations yet to be vetted by the Facilities Committee, both options 2a and 2b met the Finance Committee's recommendation.**
- Does the LES gym have the Solebury Township Supervisors approval?
- **Mr. Hansel explained the original LES gym plans achieved all required approvals even though the facility was ultimately not funded or built.**
- How will we staff and maintain it?
- **Mr. Adar explained that was a discussion to be reserved to the postponed LES gym discussion.**

Mrs. Stiefel

- What disruption to students should we expect during construction?
- **Dr. Boccuti explained while construction will bring disruption, the Administrative Leadership Team demonstrates a wealth of experience with school construction projects in multiple school districts which will be of great value in minimizing disruption during construction. Mr. Godshall further explained he would carefully coordinate construction phasing with the school calendar.**
- How long would the construction project take?
- **Mr. Godshall explained he would promptly develop a construction timeline and phasing schedule upon Board approval of a project option.**

Mr. Duffy

- What happened to the Finance Committee's recommendations?

- **Mr. Adar explained that, when you subtract the \$3.2M in extra infrastructure considerations yet to be vetted by the Facilities Committee, both options 2a and 2b met the Finance Committee's recommendation.**

Mrs. Murphy

- Why not use a commercial product battery run clock system?
- **Mr. VanCampen explained why an integrated clock/public address system was needed for safety and security.**
- What were the plans for the administrative office space?
- **Dr. Boccuti explained that there appeared to be some confusion about the three administrative office areas. First, beyond an improved safety and security entry vestibule, there were no other considerations in the project for the district office. The spaces vacated by the moved high school office and middle school office would become needed additional classrooms.**
- What are the plans for the high school and middle school vacated office spaces?
- **(Please refer to answer above.)**
- ADA amount appears to be inadequate, why is it so small?
- **Dr. Boccuti explained the history of ADA improvements dating back almost three years to the original ADA accommodations analysis performed by Mr. Godshall. Mr. Godshall elaborated.**
- Can lighting as maintenance item rather than project cost?
- **Mr. VanCampen explained that is certainly could be maintenance but you would miss out on the energy savings of the latest LED technology.**

Mr. Eaton

- (Did not ask questions but rather posed the following recommendations after taking a tour of the high school.)
 - o Remember that infrastructure is important.
 - o Look at energy cost savings.
 - o Look at water cost savings.
 - o Utilize green/healthy materials in construction as much as possible.

Mr. Murphy

- Why was there no packet produced prior to the meeting? Considers this meeting a waste of his time.
- **Dr. Boccuti explained the meeting followed the standard protocol of meetings with large detailed presentations. Information is posted after the large detailed presentation is made. However, a draft Power Point presentation was posted and advertised in advance of the meeting.**
- Who is taking notes/minutes of the meeting?
- **Mr. Adar explained Dr. Boccuti and Mr. Perrone were jointly taking notes and preparing the minutes of the meeting.**
- With Act 34, if the project falls within the 20% limit, will there still be a hearing?
- **Mr. Godshall explained the Pennsylvania Department of Education (PDE) requirements for the Act 34 hearing.**
- Would like to see a hearing and road show schedule.
- **Dr. Boccuti explained that would follow formal Board approval of a specific project.**
- How many new students are being educated?
- **Dr. Boccuti explained that current enrollment is about 1,550 and assumptions are that enrollment will remain relatively flat for at least five years as previously reported.**
- General comments about cost per student.

- Request for total square footage by building.
- ***Dr. Boccuti offered to review his file and, if total square footage information was not previously provided, he will provide it.***

Mr. Kirsh

- As part of the ADA compliance, will we be addressing the hearing impaired as well as the other issues?
- ***All responded with a yes.***

End Public Questions/Comments

Mr. Adar explained that, when you subtract the \$3.2M in extra infrastructure considerations yet to be vetted by the Facilities Committee, both options 2a and 2b met the Finance Committee's recommendation.

Dr. Boccuti addressed the process going forward.

Mr. Godshall addressed specifics about the project.

Committee Discussion and Recommendation

Mr. Dougherty recommended that option 1 be dropped and option 2b is the best plan for the school district but the infrastructure costs should be vetted through the committee.

Mr. Adar, Mrs. Keyes, and Mr. Rice all agreed that option 1 should be dropped from consideration.

Discussion on the additional infrastructure between committee members and noted that each item can be bid out as an alternate as to determine what would go into the final project.

Mr. Hansel discussed alternate funding ideas.

Mr. Adar stated that the committee should look into these ideas as the project progresses.

Mr. Adar stated that he was seeking a recommendation to go to the October 20th Board of Directors meeting.

Mr. Dougherty shared a comparison of options 2a and 2b and stated option 2b has more value.

Mrs. Keyes stated 2B has more of what we need educationally.

Mr. Adar stated that if you take out the additional infrastructure items out of consideration for option 2B, then the option falls within the Finance Committee's recommendations, and he asked Dr. Boccuti to talk about the plans.

Dr. Boccuti stated that for the educational needs for the future, in his opinion, there is a dramatic difference in value between options 2a and 2B, so option 2b is a far better value for the dollar in reference to achieving educational needs.

Mr. Adar asked to entertain the following recommendation of the committee: "The Facilities Committee recommends option 2B with a deeper dive into review of infrastructure costs."

Mrs. Keyes made the motion.

Mr. Dougherty seconded the motion.

The committee voted unanimously to recommend option 2B for Board approval at the October 20 public Board of Directors meeting. Mr. Adar adjourned the meeting.

Respectfully submitted,

Dr. Raymond J. Boccuti
Superintendent

Stuart Perrone
Business Administrator

September 23, 2014

DRAFT