

**Tuesday, April 10, 2018**

**Public Special Meeting: Reynolds and McClure Presentations  
Introduction Remarks by Wesley T. Doll, Superintendent**

Welcome. Thank you everyone for attending this important meeting. This evening was posted as a Special Meeting Notice for General Purposes to review presentations for the ESCO- Energy Service Company- RFP- Request For Proposal. This is not a voting session, but we will have two sections for public comment at the end of both presentations.

A future decision for all our district facilities is important and it will cost a large sum of money no matter if there is a decision to do something or if there is a decision NOT to do anything. Either decision will result in a large sum of taxpayer dollars being spent in the future for our facilities, so it is important that the decision made considers the future of our district facilities and programs, while balancing the affordability of the project or projects and the impact these have on our overall district community.

I would like to thank both Reynolds and McClure employees publicly. Both companies approached the study of our district facilities with a short timeline. They both conducted themselves with a high degree of professionalism throughout all processes. We provided only a short time for both companies to gather their research from the district to make recommendations this evening. What both companies have accomplished is impressive considering the deadlines provided.

Both companies captured as many needs from all our district facilities in about four weeks. Tonight, we will hear presentations regarding their independent findings and recommendations. It should be noted that both companies gathered as many concerns as possible and the district staff will work collaboratively to fine-tune any areas that may be missing from either company's submitted report.

**Background History and Milestones:**

It is important to understand how we arrived at tonight's meeting. I plan to take a few minutes to provide an overview of the steps taken prior to tonight's meeting.

I won't spend a lot of time going through research and documents, but discussions about our elementary schools and the possibility of a facility project and/or multiple projects occurred prior to the building of Biglerville Elementary School in 1993. I was hired at Upper Adams School District as an Assistant Superintendent during December 2009, so conversations about our facilities have been happening in Upper Adams for decades.

Today, Biglerville Elementary School has Grades K-3 and the facility is 25 years old (1993). Arendtsville Elementary School has Grades 4-6 and the facility is 63 years old (1955,1969,1989). Bendersville Elementary School has Grades 4-6 and the facility is 67 years old (1951, 1989).

Upper Adams Middle School has Grades 7-8 and it is approximately 68 years old, except for minimal renovations as the new high school was added in 2000 (1950's,1960's,1970's,1990s). Biglerville High School has Grades 9-12 and this facility is 17 years old (2001).

Here is an overview of the steps taken over the past three years. Documents from several of the following steps are found on our district webpage. You can Google "Upper Adams School District", click on our district website and then click on "About Us" at the top left side of the website. If you click on "UASD Feasibility Study" you will find the documents from the following steps:

1. This has been a nearly three-year process starting on August 18, 2015 with the school board approving CRA (Crabtree, Rohrbaugh and Associates) to conduct a District-Wide Feasibility study for the Upper Adams School District. The previous District-Wide Feasibility study was conducted by Hayes-Large Architects in February 2004, but numerous discussions have taken place between 2004 and 2015. For example, a district-wide energy savings plan was implemented at UASD by Chevron in the summer of 2007.
2. During the Summer of 2016 the District-Wide Feasibility Study was completed and provided to UASD.
3. Two public school board meetings were utilized to share the feasibility findings with the public. The Gettysburg Times provided coverage on these presentations for individuals who did not attend these public meetings. These meetings were conducted on October 18, 2016 and November 17, 2016.
4. RBC (Royal Bank of Canada) presented a presentation on December 2016 regarding the district's current financial state and potential for borrowing money to do a facility or facilities project
5. Next, the school board directed the superintendent to create a Facilities Committee to discuss the facility options presented by Crabtree, Rohrbaugh, and Associates and make a recommendation to the School Board at a future public board meeting.
6. A Facilities Committee was created with a cross-section of community stakeholders (district administrators, teachers, staff members, board members, parents, business representatives and community members, including retirees).
7. The Facilities Committee met on:
  - a. January 24, 2017
  - b. February 14, 2017
  - c. February 28, 2017
  - d. March 13, 2017
  - e. Community Representatives from the Facilities Committee gave a School Board Presentation and Recommendation on April 4, 2017 – The Facilities Committee's Recommendation was to build a new elementary school. Details from the recommendation included:
    - i. Building a New Grades 3-6 Elementary School on the district-owned property at the Biglerville Elementary School campus.
    - ii. Vacating both Arendtsville and Bendersville Elementary Schools.

- iii. Investigating potential options to re-purpose both Arendtsville and Bendersville Elementary Schools.
  - iv. Eliminating the need for an addition to Biglerville Elementary School to address 90%+ capacity concerns.
  - v. Adding a new District Administrative Office (DAO) onto the New 3-6 Elementary School.
  - vi. Repurposing current DAO space for needed instructional space at the High School.
8. On May 16, 2017, the School Board accepted the Facility Committee's report, work, time and attention, but did not accept the Facility Committee's recommendation for a new Grades 3-6 building at the Biglerville Elementary School with a DAO.

\*\*The School Board discussed wanting more time to investigate all the options presented by CRA more closely and determine if there are any additional options. It was also noted that the option for building a new elementary school did not address other facility concerns at Biglerville Elementary School, Upper Adams Middle School, and Biglerville High School.

9. Reynolds provided a presentation to the School Board regarding investigating an ESCO (Energy Service Company)/GESA (Guaranteed Energy Savings Act) approach at the Property Committee Meeting on November 7, 2017. The ESCO/GESA approach would be more comprehensive approach and address existing facility concerns district-wide.
10. The Upper Adams School Board directed the superintendent to create an RFQ (Request For Qualification) for potential companies to respond with their qualifications for a future ESCO RFP. The RFQ was posted and four companies submitted their documents for consideration before the deadline. Interviews were conducted with the four companies through a presentation format on January 10, 2018. (The order the companies presented included: Reynolds- Harrisburg, PA, Constellation- Kennett Square/Pittsburgh, PA, Honeywell- York, PA, and McClure Company- Harrisburg, PA). We will utilize the same process this evening with Reynolds presenting first and then McClure Company presenting second.

The committee evaluating the RFQ presentations included three board members (Board President, Property Chair, and one additional board member, the superintendent, the business administrator, the district property director, and the Aramark Director of Facilities at UASD). After the presentations, two companies were contacted to consider responding to a district RFP (Request For Proposal).

11. A team from UASD developed an RFP. Reynolds and McClure responded, with interest, to the detailed UASD Request for Proposal. Both companies provided completed documents before the deadline on March 6, 2018.
12. Tonight we plan to hear representatives from both companies during their presentations.

### **Goals for this evening:**

1. Listen to the presentations from Reynolds and McClure
  - a. The documents from Reynolds and McClure will be found under the UASD Feasibility Study link on the UASD website on Wednesday, April 11, 2018 - tomorrow). These documents will also be found on the bottom right corner of the UASD website by clicking on the “Board Agenda and Minutes – AgendaManager”.
2. A decision will not be made this evening. The two presentations this evening will provide information to help narrow decisions for the future.
3. As is provided at every regularly scheduled Upper Adams School District Board Meeting, the public attending tonight’s meeting are invited to make any public comments. This is not a question and answer session for the public, but it is a time to provide public comments or ask questions for us to investigate. Questions and Answers will also be posted on our district webpage in the near future. We will provide a time for public comments after the Reynolds presentation, then we will allow McClure Company to present before having a second opportunity for public comments. Again, public questions will not be answered this evening by board members, district staff or the presenters, but we will provide written responses to questions on our district webpage.
  - a. When making a comment, you will be asked to walk to one of the two microphones (microphone #1 or microphone #2).
  - b. You will complete a card to provide your first and last name, address, and affiliation with the district (taxpayer, school employee, representative of the school or community group and prospective project bidder). Cards can be given to a district employee near the two microphones. This information is collected for our record of this evening’s meeting. When it is your turn to speak, you must verbally provide your first and last name, address and affiliation with the district.
  - c. Comments are limited to one, five (5) minute maximum comment as outlined in UASD Policy #903- Public Participation in Board Meeting. All comments tonight end after 30 minutes as outlined in Policy #903, unless otherwise determined by the Upper Adams School District Board President. Therefore, 30 minutes will be allotted for the first opportunity for public comments, if needed, and then an additional 30 minutes will be allotted for the second opportunity.

**School Board President, Tom Wilson, do you have any additional comments at this time?**

**Let’s begin with our first presentation. Representatives from Reynolds, you will have 45 minutes to present at this time.**

**Thank you!**