



Board of School Directors Committee Meeting Minutes Wednesday, August 9, 2023

Generated by Renai Cardillo on Thursday, August 10, 2023

Members present: Courtney Barbieri, Nicholas Braccio, William Brong, Janet Flisak, Andrew Landis, Thomas Kwiatkowski, Stephen Nelson, William Formica

Members absent: Ken Keith

Others present: Elisa Ball, Frank Ball, Todd Burns, Frank Gallagher, Susan Hadfield, Christopher Hey, Katie Kennedy-Reilly, Katie McCoy, Michael Taylor, and Megan Zweiback

1. Operations Committee

1.1 Franconia and Indian Valley Renovations Update

Mr. Brong called the Operations Committee meeting to order at 6:32 P.M. outlining the agenda items.

Superintendent Gallagher stated that most of the content this evening is informational including the initial launch of proposed projects at Indian Crest Middle School, West Broad Street and Salford Hills Elementary Schools. Dr. Gallagher indicated that the administration is seeking to approve a proposal for architectural firm GKO to proceed with work on those proposed projects.

SiteLogIC representative Damion Spahr gave an update on the Franconia Elementary School project. A slide deck was reviewed giving a project overview and bullet point items were outlined. Mr. Spahr discussed the areas of completion, noting that the cafeteria will be operable in August and kitchen facilities in September. Additional areas of completion were also reviewed and a map of phasing was shared. Superintendent Gallagher noted that until kitchen facilities are completed, lunches will be made at Indian Crest MS and delivered to Franconia. He noted that the cafeteria space will be completed. School Board member Mr. Nelson indicated that he had visited the school on Monday and feels confident that the building will be ready for the start of school.

GKO Project Manager Joe Messmer was also in attendance to give an update on Indian Valley MS. He presented an overview of the project, giving praise to the administration for their flexibility in staging the project. A slide presentation showed the completed locker rooms, the auditorium and newly configured music suites. It also showed the technology and health classrooms and the updated gymnasium and E wing classrooms and corridors. Mr. Messmer indicated that as works continues into the school year, phasing will allow the school to operate with little disruption to instruction.

Mr. Taylor indicated that biweekly meetings with contractors have kept the project on schedule and allowed for constant communication for spaces to be completed in time for the start of the school year. Mr. Taylor also noted that the asphalt paving for Franconia and Indian Valley will be put out for bid in the fall of this year.

A brief discussion occurred about the Indian Valley being open and available for students to visit. Mr. Messmer indicated that specific discussions have happened to make sure that students can visit the building (find their lockers, etc.) before school opens.

Mr. Formica asked about security changes and Mr. Messmer and Mr. Taylor showed on the blueprint that the security office has been relocated to the main entrance as well as the creation of a more secure vestibule.

A member of the public asked about relocation for students during the school year and Dr. Gallagher indicated that while some classrooms have been temporarily relocated, there will be no deterrents to instruction.

1.2 Architect Services for Indian Crest, Salford Hills and West Broad Renovations

Director of Business Affairs Mr. Taylor stated that the request being presented this evening is to have GKO do the design work for the proposed improvements at Salford Hills, West Broad Street and Indian Crest Middle School.

GKO partner, Kevin Godshall reviewed a slide presentation showing the scope of work proposed for each of the schools as directed by administration. Mr. Godshall noted that these initial drawings are not final and of course may be modified as the Board and administration desire.

Mr. Godshall noted the priorities at West Broad Street which include the removal and replacement of the modular classrooms with permanent construction. Extending the car lane and parking areas by moving hard play areas to the rear of the property, eliminating traffic along West Broad Street and improving parent drop off. In addition to the removal of modular classrooms, permanent construction will allow for individual teaching areas for instructors currently sharing spaces. This would also add occupational physical therapy spaces and small group instruction rooms. In addition, interior infrastructure is also proposed; windows, exterior and interior

lighting, fire alarm system, HVAC replacement and electrical service upgrade.

Dr. Gallagher noted that the school district would work with its neighbors (Lion's Gate) making them aware of any construction and traffic flow changes that would be occurring during the project. Board member Mr. Brong indicated that West Broad Street utilities are served by electric service and the improvements to doors and windows is expected to create a cost savings to the district. Mr. Kwaitkowski expressed concerns about ground water due to hard space improvements and Mr. Godshall indicated that a site improvement study would need to be performed.

A brief discussion occurred regarding secure vestibule and the proposed relocation of the main office. Ms. Barbieri asked about the S.A.V.E. House which is located on the campus of West Broad Street Elementary School and Dr. Gallagher responded that the building itself will need to be addressed separately. The facility originally supported by the student environment club is rarely used since the creation of the high school greenhouse.

Mr. Formica asked about the current West Broad Street enrollment and Mrs. Hadfield responded approximately 400 students.

Salford Hills was discussed next highlighting priorities of permanent construction for rooms currently housed in modular units. Additional spaces would also include possible/future Autistic support classroom, individual classroom for MTSS (Multi-Tiered Systems of Support), Occupational and Physical Therapy, and Reading Specialists. The construction would also allow the reconfiguration of the main office, administration, Guidance and the School Psychologist. An accessible entrance would also be created providing a more secure vestibule.

A proposed interior floor plan was reviewed, and Mr. Godshall indicated that he does not anticipate a land development study would be needed on this site.

The Indian Crest proposed renovations would involve limited site work with most proposed work scheduled for the interior of the building. The exterior work includes an update to the parking areas and LED lighting replacement. The interior improvements would create more small group instruction spaces and maintain the equity between Indian Crest and Indian Valley. A proposed floor plan depicted infrastructure improvements; window systems, doors, floor and ceiling finishes and HVAC replacement. The locker rooms and toilet rooms would be updated for condition and ADA accessibility.

Mr. Kwaitkowski asked about the status of other district buildings and Mr. Ball said that these proposed projects have been deemed necessary as part of district-wide facilities improvements.

Mr. Brong and Mr. Taylor reiterated that the request this evening is to hire GKO to perform design work, moving forward for Board approval. Mr. Taylor added that the timeline would be to bid these projects in the Summer of 2024 with construction set to begin in the Summer of 2025.

Mr. Braccio praised design proposals and the the use of modular units through construction. He indicated that the proposal is clean and functional. Dr. Gallagher noted the relationship that the school district has built with GKO and the garnered expectations between both organizations.

The Committee agreed to move forward for full board approval.

1.3 High School Athletic Facilities Feasibility Study Report

Dr. Gallagher noted that the district is looking at the possibility to create a multi purpose turf field in the current grass fields located adjacent to the main entrance of the high school. Mr. Taylor introduced ELA Sport advisor Mr. Hugh Cadzow who reviewed a presentation which outlined the feasibility study for the proposed field. Mr. Cadzow indicated that this work was based upon the original sketches from the original new high school build. A geo-technical layout was reviewed showing a preliminary design for storm water. A brief discussion occurred regarding the infiltration rates and use of existing retention basin to manage water as a result of a synthetic field installation.

A slide was presented showing the proposed location of the fields and Mr. Taylor spoke to the different sports and competitions that could be accommodated simultaneously on the turf fields. High School Athletic Director Mr. Stanton had previously outlined the demand for field use by student-athletes.

Mr. Kwaitkowski inquired about initial conversations with the township regarding the proposal to install an additional synthetic field. Mr. Kwaitkowski expressed concern about possible Environmental Protection Agency regulations that could impede future construction, indicating those regulations could change the scope and cost of the project. Mr. Taylor acknowledged those concerns and agreed that future regulations could halt potential progress.

A brief discussion occurred about the proposed location of the synthetic field in the front of the school versus placement in the rear of the property and Mr. Cadzow explained that the rear of the property does not have any existing drainage system and it could be quite costly to create a new drainage system. The proposed placement in the front of the school would utilize the existing retention basin (modified).

Mr. Taylor indicated that a conversation with the township and the county conservation committee could occur.

Mr. Brong adjourned the Operations Committee at 8:16 P.M.

2. Finance Committee

2.1 Financing Discussion - Future Capital Projects

Mr. Kwiatkowski called the Finance Committee meeting to order at 8:25 P.M.

Mr. Taylor stated that this presentation would present the impacts and options for future borrowing as it relates to proposed building projects discussed earlier in the Operations Committee meeting.

PFM Financial Advisors Ms. Jamie Doyle and Brandi McLendon were in attendance. Ms. Doyle distributed a handout to the committee and indicated that the current economic conditions are advantageous for borrowing. Ms. Doyle reviewed the handout noting the flexibility that exists for the district. She also indicated that the proposed plan is designed to allow for future planning and subsequent borrowing.

A sample motion was included in the handout and a proposed timeline was reviewed for a potential borrowing of \$10M.

Mr. Taylor indicated that the borrowing options for potential projects would be narrowed to a more exact number as bids are received for the various projects. He also indicated that flexibility in the parameters resolution will allow the Board to be fiscally prepared as proposed projects dictate.

A brief discussion occurred about the borrowing plan and Ms. Doyles stated that as projects are identified as GESA projects, it can be built into the borrowing plan.

Mr. Taylor noted that a borrowing plan would be a two-step process and an update would be given at the Sept. Finance Meeting.

Mr. Kwiatkowski adjourned the Finance Committee Meeting at 8:41P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Taylor".

Michael Taylor, C.P.A.
Board Secretary / Director of Business Affairs