

**Northwestern Lehigh School District
6493 RT. 309, New Tripoli PA 18066
Special Board Meeting - Facilities Master Plan
District Board Room
Thursday, May 12, 2016, 10:00 AM**

1. Opening Procedures

1.01 Opening Exercises

The May 12, 2016 Special Board Meeting of the Northwestern Lehigh School District Board of Directors was called to order at 10:00 AM by Vice-President Paul Fisher.

1.02 Roll Call

PR/AB

AB	John Casciano	PR	Paul Fisher	** AB	Charlene D. Rauscher, Esq.
AB	Willard Dellicker	AB	Todd Hernandez	AB	Darryl Schafer
PR	Joseph Fatzinger	AB	Todd Leiser	PR	Phil Toll

*** C. Rauscher arrived at 10:03 AM.*

Also Present:

John Halasovski, Elsa Kerschner, Mike Kelly, Jim Keiffer, Brian Brandis, Aileen Yadush, Jason Zimmerman, Leslie Frisbie, Arthur Oakes, Jennifer Holman, Mary Anne Wright and Janine Partenio.

1.03 Approval of Agenda

Moved: P. Toll Seconded: J. Fatzinger Vote: 3 Aye, 0 Nay

1.04 Vice-President Welcomed Guests

1.05 Courtesy of the Floor

J. Halasovski stated that he agrees with safety and security for the High School but he feels that the front of the High School was remodeled already. He believes it would be better to pay a full time security guard with benefits to patrol the area than to implement a renovation project. He stated maybe an additional set of double doors could be added in the hallway, but other than that he does not agree with the project. He said he pays about \$4,000 in taxes per year and does not want to see his taxes go up due to a renovation project.

1.06 Purpose of Special Meeting

Discussion of Master Facilities Plan Design

2. Operations

2.01 Master Facilities Plan Review

A. Oakes said this meeting is a discussion of other possible building layout plans with KCBA. J. Keiffer stated KCBA has three options to review and discuss with the Board. He reviewed Option 1 saying it moves the nurse to the front of the building and consolidates administration on one side of the corridor. He said moving this to the front adds security and also adds space to the nurses office. He explained this also adds a classroom and two LGI's (Large Group Instruction) that can combine to one large room. He said it will also move three classrooms to the old administration area.

J. Keiffer explained right now people must travel through the gymnasium to get to the athletic area and he said it is a code issue. He explained the design supports the auditorium and athletic area by being able to centralize activities through the corridors and one entrance. P. Toll asked if another security gate grill would be installed after

the Auditorium or the Gym. J. Keiffer said it can be. He explained the discussion will develop further with input over the next six months. He stated security grills may be added to section off areas to maintain safety. A. Oakes stated there are two in existence right now and they are used during events.

P. Toll questioned if the 5% contingency would allow for scope adjustment. J. Keiffer said he does not see the scope adjusting beyond the set area and the budget is very conservative. He explained that most likely the numbers will come down during the process. M. Kelly said they will continually come back to adjust with updates. J. Keiffer said the Board may keep the project budget driven and then adjust accordingly.

J. Keiffer explained Option 1 will fix the accessibility to the auditorium. He said new lockers will be installed and the girls locker room will be moved closer to the fields (with both locker rooms having the same size). He reviewed the diagram showing the red - heavy renovation area, the blue - regular renovation area and the green - addition.

A. Oakes asked J. Keiffer to expand on the administration space and the cost difference. J. Keiffer said the green area is the addition which has a greater cost. J. Holman stated the area will be expanded to about 3,500 sq. ft. J. Keiffer said it is a modest addition to build. P. Toll said the administration area would double in square footage. J. Keiffer explained the admin will be larger and the nurses area will be larger as it is very tight right now. He said the other two options address that. A. Yadush explained that much of the space in the administration area is unusable space at the present time. She explained only 4 students can fit at a time and the greater space would be more efficient. She mentioned the floor plan in Option 1 incorrectly labels the space as "faculty" when it is actually a copy/mail room for all staff communication. She explained that this room is necessary and would be replaced by a storage room in Option 2. She would need to find an alternate location for the copy/mail room in Option 2 & 3.

J. Keiffer discussed the revision of the front of the building with the proposed changes in Option 1. He said there is a new student and visitor entrance showing openness with glass for added visual security and a new lobby which is in front of the Gym. He reviewed the budget which included construction costs of \$12,119,757 and soft costs of \$1,733,373 for a total of \$14,459,118 including the construction contingency.

J. Keiffer reviewed Option 2 in response to the Board looking to keep what is already in existence and keep in current space. He said the Administration/Nurse area is moved to the front. He explained it is smaller and compromises space requirements but it could be moved into that space. He stated one classroom would be maintained in the front and two would move into the existing Administration area. He said on the diagram the red line shows the area that would be torn down and add a new lobby area. He said the girls locker room is maintained in the front, reshaped and smaller than the boys locker room and the choral room becomes the LGI. P. Toll questioned if the 500 sq. ft. size difference between the boys and girls locker rooms are legal. J. Keiffer explained that there is no law determining size legalities. J. Zimmerman explained this would be governed by Title IX. He stated the government does not look at the size but the opportunities involved. He said as long as the male and female rooms can operate equally and have the same opportunity then it is fine. J. Keiffer said it does make sense to rebuild the locker room at the same size, however. M. Kelly confirmed both rooms have the same safety, security and plumbing so their functionality is the same. J. Zimmerman explained the use of the square footage is important. J. Keiffer explained the team room is 1,015 sq ft and used for the visitors while the boys locker room is 1,500 sq. ft but the team room has more opportunity as it is closer to the field and all other athletic functions. He explained the girls would be walking across a brand new floor in cleats to get to the athletic area and fields. J. Zimmerman said the team would walk through the public during sporting events and is not ideal as some members of the public make comments to students. P. Fisher asked if the Girls Locker Room could be moved to the LGI. J. Keiffer said yes, there is an option 3 as it would make sense to have the LGI in the front of the building for community access. J. Zimmerman said the LGI is a multipurpose area that could be used for events or induction ceremonies. J. Fatzinger said many meetings are held in the cafeteria and people have to come in and walk all the way down the hallway to get to the cafeteria. J. Zimmerman said the LGI could be used for those meetings. Dr. Wright said the LGI would have instructional value during the day and extra curricular value as well. J. Zimmerman mentioned the District could partner with colleges to have mass lecture courses.

J. Keiffer reviewed Option 3 which had the LGI in a better spot. J. Fatzinger asked if a portion of the athletic area could be spun to have the coaches near the Athletic Office. J. Zimmerman explained the blueprint is a footprint and could be adjusted as it is discussed. M. Kelly agreed and said it will be about 7-8 months of planning and development. P. Toll said he likes the 3rd Option.

Dr. Wright asked if the office space in red has handicapped accessibility. J. Keiffer said yes. Dr. Wright explained that the square footage is down but wanted to make sure that the usable space would allow for larger aisles. M. Kelly said it will be built to code but size and functionality will decrease with the compromise. J. Keiffer said this may not have the copy/mail room which does not have ideal functionality. A. Yadush said the storage is lost in the blueprint and general office duty area is lost. She is afraid that it will be creating more unusable space. She said the room is 9 feet wide and has a copier in it. She does not believe this is usable. She said the nurses suite would need to be bigger and the class room in the front of the building would be lost. P. Toll said the District would need to justify the cost of the square footage. A. Yadush explained that as a taxpayer, efficient usable square footage is worth the cost for a renovation that will last for the next 50 years. She explained this way you are getting what you are paying for as the usable space is doubled. J. Zimmerman agrees that as a taxpayer the cost should be justified; however, he believes its not just the cost but

how the funds should be used most efficiently. He stated if a dollar is spent unwisely then it is a waste of a taxpayers dollar.

J. Keiffer reviewed the costs of Option 2 and Option 3. Option 2 - Construction Costs of \$10,576,444, Soft Costs of \$1,563,609 and a total of \$12,668,875 including contingency costs. Option 3 - Construction Costs of \$10,880,566, Soft Costs of \$1,597,062 and a total of \$13,021,657 including contingency costs.

Dr. Wright stated there were numerous options offered to us a year ago and the Board was able to narrow it down to three. She explained the purpose of today was to see if KCBA would be able to move the Administration area to the front of the existing building. She mentioned the Board has three areas to discuss. One is if the Board is willing to enter into a High School Modernization project. Two is if the Board agrees to have the full addition or not. Three would be a June approval for a Plan and a contract with KCBA. She explained she wants to make sure that she is not wasting time and making the most of the space. She explained there is a set of efficiencies with the additional space. She said a recommendation will be brought to the May 19, 2016 Meeting. P. Fisher stated the board needs to determine a spending threshold and work within that. Dr. Wright said everyone has a different perception. She said the administration will bring compromise and the Board will need to bring compromise as well. P. Toll said he cannot support a \$14.4M project. C. Rauscher had no questions.

J. Fatzinger asked if the front of the building is renovated in Option 2 or 3. J. Keiffer said only at the addition, Option 1 adds a "face-lift." A. Oakes said functionality and efficiency cannot be quantified, but it is an investment for the next 30-50 years. P. Toll said efficiency needs to be quantified since he is looking to save the taxpayers \$1-2M.

P. Toll asked if the plans add up to the total square footage. J. Keiffer explained that the numbers on the plans are net square footage. He said walls are not included in the square footage and the corridors are not scheduled. J. Holman explained if the red, blue and green items are added up it equals 50,700.

J. Keiffer explained the Board has been looking at options since December. He stated the schedule would be set for Summer of 2017, the 2017/2018 School year and then Summer of 2018. He mentioned bids would go out in February and have materials available for a start date in May or June. He said the District would need to start soon in order to keep the timelines. He recommending proceeding with the Hiring of KCBA at the June Board Meeting and they will be able to continue to develop plans.

P. Fisher thanked KCBA for their efforts. He asked if roofing was replaced during demolition. A. Oakes said no. P. Fisher asked if an additional classroom is needed. A. Yadush said the District may potentially be required to add a classroom since the High School would be losing a classroom. She explained there was an MDS in Weisenberg and an MDS in Middle School so the natural progression would be to have one in the High School. J. Holman stated there are Multiple Disability students that are High School age but are located in the Middle School. She explained since these students will attend school until they are 21, they are ready to now enter the High School. P. Fisher asked about the enrollment projection decreasing in the high school and how the classrooms would be reallocated. A. Yadush explained there is a difference in the High School since the students are in a vast majority of programs and grades. She said the District would need to lose six classes over the same academic level in the High School in order to lose classrooms. She said this would equal around 125-150 students. She said there also has not been a need to add classrooms based on enrollment.

P. Toll asked what the project would start with. J. Keiffer said the girls locker room would be moved first and the lobby addition. He said it is tricky to move the locker room since there will only be one locker room available in the summer and then switch to the other locker room the next summer. Dr. Wright said the Board would have to give a June approval in order to stay on schedule, otherwise the summer may be lost and will have to wait until the next summer. M. Kelly said yes contractors are busy and getting booked out. P. Fisher thanked KCBA for their presentation.

3. Communications

3.01 Courtesy of the Floor

J. Halasovski asked if handouts will be provided at the next meeting. P. Fisher stated for safety and security reasons, maps of the buildings are not dispersed publicly. J. Halasovski asked if the community will be able to vote on this project. P. Fisher thanked J. Halasovski for his comment and informed him that as elected officials, the Board Members vote on behalf of the community. J. Halasovski said he does not support the project and that the front of High School was just remodeled. He stated that the project seems to be driven by athletics. P. Toll stated the the project is not athletically driven. P. Fisher explained the Board agreed yesterday evening at the Board Meeting to release information to the public via a Connect Ed E-mail.

4. Adjournment

Upon motion by P. Toll, seconded by J. Fatzinger, the meeting was adjourned at 11:40 AM.

Respectfully submitted,

Todd Hernandez, Secretary
By J. Partenio, Recording Secretary