



WYOMISSING AREA SCHOOL DISTRICT

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Michael Cafoncelli
Director of Facilities, Safety & Security

Facilities Committee Meeting Wednesday 1/20/2021 District Office CBR 3:30pm

Committee Chair: Karen McAvoy
Committee Members: Mike Cafoncelli, Melissa G Phillips, Steve Pottieger

Meeting Minutes

Attendees: Rob Scoboria, Mark Boyer, Todd Vukmanic (Crabtree Rohrbach), Kate Harenza, and Sue Kroninger

Committee Members Absent: None

Public Attendees: Sign-in sheet attached (none attended)

Facilities Meeting called to order by: Karen McAvoy at 3:37pm

Public Comment: None

Old Business:

Feasibility Study Opt 4

- Met with JSHS & Hills staff got some good ideas & tried to incorporate them into the scope
- Had some updates & some revisions
 - Hills revised site plan, reviewed cafeteria, parking, bus routes, & floor plan review
 - JSHS revised site plan reviewed cafeteria & floor plan review
- Developed a preliminary project schedule, will come back next month & dig down into the numbers more; look at some alternate building items
- Next 3 months we will be receiving a lot more details
- Discussed Wyomissing Hills K-4 floor plans & expanding the cafeteria
 - Pre K & Kindergarten new classrooms-same size as existing; Bathrooms are ADA accessible; added more storage per teacher requests, added cubbies, white boards, & projectors; same as current rooms

- New Art space with a dedicated art storage space, a kiln room with outside venting, dedicated sinks
- 2 music rooms with centralized storage; along with a practice room with a sound barrier
- Mr. Pottieger asked if 2 music rooms were needed? Mr. Cafoncelli said yes, that was the feedback they received from the teachers & principals
- Improved vestibule safety area
- Cafeteria – upcoming meeting with Mrs. Marrero to verify all needs are met
- Cafeteria– is a large space that can be divided into smaller spaces
- Mrs. Phillips voiced concern with losing the All Purpose Room. She would like to keep 40-50% of the All Purpose Room because it's used for indoor recess, assemblies, PTA events, etc.
- Mrs. Harenza asked about the acoustics in the room since it has always been a problem. Mrs. Phillips weighed in with agreement on the acoustic problems. Kids melt down with it being too loud. Mr. Vukmanic said he would check with his interior design department & have them check into the acoustic issues. Black screening on the ceiling helps deaden the sound. Mr. Cafoncelli stated that it will be a higher ceiling
- Mrs. Harenza asked if we would have flexibility with dividers? Mr. Vukmanic said an accordion wall is not heavy, therefore would not be very expensive. Mr. Cafoncelli stated we would circle back with the principals
- Mrs. Harenza asked about the storage space. The previous principal kept saying they needed more storage. (Ycare). Mr. Cafoncelli reiterated about going back to the principals to verify their needs for assemblies, use of cafeteria as a multi-purpose space. Mrs. Harenza stated the current principal hasn't experienced the full use of the space with a full student attendance because of the pandemic with COVID
- Mr. Pottieger asked if every teacher had been able to have input? Mr. Cafoncelli responded & said a representative from each group had attended the meetings. Mr. Scoboria clarified that 1 person from each grade level was selected to attend the meetings & then went back to the group to share with others
- Mrs. Harenza asked if there was space in the basement? Mr. Cafoncelli said, yes. The basement has been cleaned out & it will be caged.
- Mrs. Phillips stated she wants to make sure we don't subtract anything. Mr. Cafoncelli reiterated that we will go back & take a look at storage & what is needed
- Mrs. Phillips voiced concern over all the glass being proposed in the new renovation of the elementary school. Mr. Vukmanic stated the glass is not bullet proof but would be shatter proof. Mrs. Phillips stated she would like to see brick around the bottom, probably a 4ft wall. Mrs. Harenza asked if we could put a brick wall in front of it? Separate, maybe a garden in between; but that way someone driving by wouldn't be able to see in. Mr Vukmanik stated he could go back & take a look. Mrs. Phillips stated there would be some disgruntled parents with all that glass. Mrs. Harenza asked if the police & fire departments had taken a look at this? Mr. Cafoncelli stated they would be giving input but we won't quite there yet.
- Mrs. Phillips asked about adding more parking spaces in the back area near the loading dock. Mr. Cafoncelli said it was not feasible but it would be utilized more.

- Also briefly discussed the floor plans of the JSHS
 - Moved LSS room down to the 2nd floor & moved LS room up to the 3rd floor. They met with Dr. Jones & Mrs. Lengle to make sure they had enough green & enough blue spaces.
 - They are going to try & preserve some of the parquet flooring
 - Outside windows will be replaced
 - Relocated the Nurses suite with lots of storage
 - Faculty room will be upgraded
 - Mrs. Harenza asked if there would be the any special ventilation due to COVID? Mr. Vukmanic said yes, they are putting in filters. Mr. Cafoncelli said HVAC will have a walk-thru tomorrow, 1/21/21, to discuss bringing in new air.
 - Mr. Pottieger asked if rooms will be made larger due to distancing issues with COVID? Mr. Vukmanic stated schools are currently using gym & outside learning space. Mr. Pottieger asked if there was any thought to adding an outside learning space here? Mr. Cafoncelli said not as of now. Mrs. Harenza asked about adding an outdoor learning space. It's already been planned & they have donations for it. Mr. Scoboria said it could be included as an alternative or optional plan. Mrs. Harenza said there was some fund raising & teachers said they would use it. Mr. Scoboria stated a fresh set of eyes could look at it & see if we could utilize a different space. Mr. Vukmanic asked if we wanted to develop the courtyard area? Mr. Scoboria stated that if the courtyard would be used, it would have to fit with the current look of it. Mr. Vukmanic stated why not give them a college style area. Mr. Pottieger said it's already being used daily to go to the Field House. Mr. Vukmanic said it could be made circular & bring in some Wi-Fi. Mrs. Harenza asked since it's 3 sided could we tent it for dances because it gets so hot for the students. Mr. Cafoncelli said the old gym will be air conditioned. Mrs. Harenza said she doesn't know how deep the pockets are but how about an atrium area with movable doors? Mr. Scoboria asked if the company had anyone that could look at it? Mr. Vukmanic said they have a civil engineer & a landscape engineer. He also has a guy who loves historic renovations. He will reach out to him tomorrow.
 - Media center within the library. MR. Cafoncelli said Dr. Jones is creating a student committee for input in the media center.
 - Mrs Harenza asked if the company had any experience with a green roof? Mr. Vukmanic said yes, but it can be very costly with the cost of steel. They are very cool but it's not in the budget.
 - Mrs. Phillips asked if the students are still using the outside dining? Mr. Cafoncelli said he spoke with Dr. Jones who told him they go out in the winter if the temperature is 40° or above.
 - Preliminary project schedule
 - 1/27/21 JSHS faculty review
 - 3/2021 Coordination meeting with the District
 - 4/2021 Coordination Q & A meeting with the District
 - 4/12/21 Committee meeting – review construction documents
 - 4/26/21 Board Meeting – approve construction documents for buildings
 - 4/27/21 Release bidding documents
 - 5/20/21 Receive bids
 - 5/24/21 Board Meeting – approval of bids
 - 6/14/21 Start construction

- 8/30/21 Substantial completion (ready to move in, finishing touches still need to be done)
- 10/30/22 Final Completion
- Mrs. Harenza asked if the company was good at questioning because the District has been burnt before. Mr. Vukmanic said yes, but it can be a challenge. Copper, mechanical & construction costs are a little more expensive. Mrs. Harenza asked about the construction documents & if there would be a contract? Mr. Cafoncelli said yes, we would send it to our solicitor. Mr. Boyer said it goes to a specialist. Mrs. Harenza asked if we are confident they are good with construction law. Mr. Boyer said yes. Mrs. Harenza asked about penalty clauses for overages. Mr. Vukmanic stated yes, it's very clear on the front end. They look at it & put in deadlines/start dates. They know when they sign the contract that they have "x" number of days to complete. They have in for under-performing & will be bonded. Mrs. Harenza asked if there were any problems getting materials? Mr. Vukmanic said a little bit, brick & block should not be a problem. They will try & match as close as possible.

Adjournment: 5:33pm

Respectfully submitted by: Mike Cafoncelli and Sue Kroninger