



WYOMISSING AREA SCHOOL DISTRICT

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Michael Cafoncelli
Director of Facilities, Safety & Security

Facilities Workshop Date: Wednesday, 2/16/2022 Place & Time: CBR, 4:30pm

Committee Liaison: Ryan Redner

Meeting Minutes

Attendees: Mark Boyer, Mike Cafoncelli, Melissa Phillips, Steve Pottieger, Esmine Townsend, Rachel Kuhn, Keith Karper (Crabtree Rohrbach), Laurie Waxler, Kate Harenza, Maria Ziolkowski and Sue Kroninger

Public Attendees: None.

Meeting called to order by: Mike Cafoncelli at 4:32pm

Public Comment: None

Old Business: None

New Business:

- Mr. Cafoncelli went over the agenda, then he focused on the JSHS construction update.
 - Five teachers were displaced during construction and all have been moved back in to their respective rooms.
 - The Boys/Girls locker rooms in the Old Gym are completely gutted. They found asbestos pipes and terra cotta pipes all of which needed to be replaced on a T & M basis. The infrastructure is from 1938 and needs to be brought up to code.
 - The Transportation area, at Door 13, is anticipated to be completed in April.
 - Old Gym renovation will begin in March.
 - The Field House will have an HVAC update - this is to convert the old 2002 units over to new more efficient units.
 - The Nurse's suite is getting re-done. It will be moved to its new location, closer to the main office and the old location will be turned back into classrooms.
- Mr. Pottieger asked how the interruption to the classrooms has been?
- Mr. Cafoncelli stated the teachers worked with us and there was not too much of an issue.
- Mr. Cafoncelli reviewed the WHEC construction update.
 - Seven teachers have been relocated to their new rooms. Renovations will start a wing at a time to upgrade casework, ceilings, and the sprinkler system. The current sprinkler system was not everywhere in the building. We were

grandfathered into previous requirements. Since we increased the square footage to the building, we needed to bring the building up to the new codes which means having sprinklers in the whole building. This is scheduled to be done in March/April.

- Mrs. Kuhn asked whether the additional classrooms were needed.
- Mr. Cafoncelli said we were moving Pre-K over from WREC to the building and planning for the future.
- Mr. Boyer stated Special Education will now be throughout the building. We will also have extended space for learning, not necessarily classroom space.
- Dr. Woodard stated PDE doesn't want to see a wing of Special Education classrooms.
- Mr. Boyer said there will be growth within the building. The classrooms will not be empty.
- Mr. Cafoncelli then reviewed the change orders.
- Mr. Cafoncelli stated the Crosswalk project at WHEC was completed. He has received a little feedback from the Crossing Guard which was positive so far.
- Mr. Cafoncelli stated back in November large amounts of rain/storm water came in under the doors and damaged the gym floor.
 - Between the Builder's Risk Insurance and Property Insurance, the adjusters determined it was a Property Insurance claim. The access road did not cause the problem.
 - Rain overwhelmed the drainage, backed up & buckled the floor.
 - Called Miller Flooring who is the flooring company the insurance company uses.
 - First week of summer, they will come in and replace the floor. The construction will raise the door sills and improve the drainage system. It should take 4-5 weeks to complete.
- Mr. Pottieger asked how old was the floor. Mr. Cafoncelli said the original floor was from 2004 but some areas of it had been repaired 10 years ago
- Mr. Cafoncelli said they were looking at the last week of May or the first week of June to start the repairs.
- Mr. Cafoncelli then discussed Capital Projects.
 - Flannery Field Phase 2 renovation is slated for 2023-24 school year. This will include Baseball, Softball and Lacrosse fields. The Wyomissing Creek is a protected area which makes it more sensitive for permitting.
 - Flannery Field sound system is slated for Mid-March.
- Mr. Pottieger asked if the sink holes were covered by insurance. Mr. Boyer said only if there is building damage otherwise we pay for it.
- Mr. Cafoncelli said the maintenance van is scheduled to be replaced during 2021-22 school year.
 - Vans 54 and 91 are slated for replacement in the 2023-24 school year.
 - The 1992 Astro van and the 1997 sprayer are slated to be replaced in the 2021-22 school year.
 - New Aerator is slated for 2026-27.
 - Tractor is almost 18 years old and is slated for replacement in 2022-23.
 - Utility vehicle is slated for 2024-25 replacement.

Adjournment: 5:30pm

Respectfully submitted by: Mike Cafoncelli and Sue Kroninger