



Wyomissing Area School District

630 Evans Avenue, Wyomissing PA 19610

Facilities Committee
Tuesday, June 6, 2017
Community Board Room

Committee Chair: George Zeppos

Committee Members: Sandy Reese, Jennafer Reilly, Laurie Waxler

Meeting Minutes

Attendees: George Zeppos, Sandy Reese, Maria Ziolkowski, Susan Larkin, Laurie Waxler, Mike Cafoncelli, Mark Boyer, Lynette Waller, Julie Vicente

Committee Members Absent: Jennafer Reilly

Public Attendees: Sign-in sheet attached

Meeting called to order by George Zeppos at 8:02 AM

Approval of Minutes

- Motion to approve the minutes for Tuesday, May 2, 2017
- Vote: Motion Carried
- Resolved: Minutes from the meeting on Tuesday, May 2, 2017 were approved without modifications.

Public Comment:

Curt Minich wished to emphasize that the robust plan to improve the STEM area matches the curriculum each step of the way. He wants to make sure funding for STEM takes a priority moving forward in comparison to other projects around the district.

Old Business:

JSHS Stem Renovation (Discussion):

Justin Istenes from AEM Architects was asked to join the Facilities Committee meeting to share an overview and draft overview of a potential timeline for the STEM wing renovation Mr. Istenes presented an overview of the scope of the project and specifically noted the infrastructure areas which need to be investigated and addressed. Mr. Istenes pointed out that the HVAC system and the Family Consumer Science space will be two driving factors in the process due to the unique components and complexities of these items. Finally, a tentative timeline of the next steps for the project were presented.

During discussion, Mr. Zeppos inquired about the best case scenario for project completion. This will depend on when the Board approves the project and when the documents are ready to present for bid. Project completion will likely be in the Spring of 2018. Mrs. Larkin offered that it might be best to open up [the STEM wing] in the beginning of the school year. Mrs. Ziolkowski requested that while an inspection of the HVAC system will occur in the designated STEM wing, the other classrooms on the same floor should be also inspected. Finally, an estimated initial cost for construction was presented as \$800,000. This of course is due to change once the final project scope is determined.

Showed Summer Project List - see attached.

Tennis Courts Renovation/Visitor Bleachers (Update):

The start date for the Tennis Court Project will be on or about June 19, and the estimated completion time frame is slated to be late August/early September, weather and project depending. The delayed start was a result of a scheduling conflict with the contractor.

Per Committee request, pricing was received for 100 additional seats for the visitor bleachers. 100 additional seats will increase the visitor bleacher capacity to 350 total seats. The cost to expand the seating and make the bleachers ADA compliant will be approximately \$70k. To replace the exact footprint of the bleachers without expansion but to make ADA compliant will be approximately \$53k. Should the committee wish to recommend a change to the bleachers, this could be included as a change order to the Tennis Court Project. No decision was made to move this suggestion forward. If no changes are made to the bleachers, there will be an \$8,000 savings. During the Tennis Court construction, the bleachers will be moved by the construction company. If any damage to the bleachers is incurred, the cost will be the responsibility of the contractor.

Paver/Asphalt Project (Update):

Delivery of the pavers is scheduled for June 19. The pavers will be staged in the field house parking lot. Demolition of the walkways will begin at the end of June. A question was raised asking for the break out of the \$70k cost. Our estimated costs reflect that the cost for paving is \$40,945 for the paving and the cost for the paver project is \$29,000.

WHEC Roof Replacement (Update):

Bids were opened in May, and the cost came in at \$114k, which was less than estimated. The bid was awarded to Spotts Brothers with the WHEC roof replacement project beginning in early July.

Fire System Upgrade JSHS (Update):

A fire system upgrade will take place in the Field House and JSHS for an estimated cost of \$50k. Work will be completed by Berkshire Systems.

Door Access Control Renovation (Update):

The cost to improve the Keri Door Access system was previously approved by the Board and will cost \$61k. The project will involve work at the JSHS, Field House and WHEC. The work to be completed will bring the door system under one controlling system for greater system efficiency. The system will be network based. Work will begin mid-June and will be completed before the beginning of the next school year.

Football Field Fence Gate/Elevator Integration (Update):

The cost to outfit the football field gates with three automated controllers, latches, wiring and the necessary trenching will cost an estimated \$27,600. Mr. Cafoncelli shared that at times it has been a challenge to keep the gates locked on a consistent basis. There have been occasions when the gates have been left open, especially on weekends when a custodian is not regularly scheduled to work. Mr. Zeppos asked whether the gates on the other fields are locked and it was shared that the other gates are not locked. Mr. Zeppos inquired if signage is posted on our property indicating hours of operation. There is signage at the West Reading playground. A discussion ensued regarding access to the tennis courts and whether low lighting should be added to the track. Mrs. Vicente stated that any discussion of lighting would need to be coordinated with the Wyomissing Borough as there is an ordinance containing strict language regarding lighting. She added it would be prudent to have a discussion with the Borough for any lighting. Based on the conversation, the following was established:

- Table forward movement for now on the locking mechanism until the following information is gathered:
 - Inquire if the fundraised dollars can be used to defray a portion of the locking mechanism for the gates;
- The gates will be unlocked during the day and will be locked every night regardless if a second shift custodian is working. This includes all gates in the district. Mr. Cafoncelli will determine the plan to ensure the gates are locked every evening.

The elevators at the JSHS and WREC are operated by keys. Over the past couple years, we have experienced damage to the operating units when the keys are 'torqued' too much. When this occurs, the mechanism breaks and the elevator is inoperable. The cost to fix the broken mechanism is \$350; over the past three years, we have had to have the mechanism replaced 20 times. A recommendation was made to replace the key mechanism with a fobbing structure. The cost is estimated at \$16,800.

Walk-in Freezer (Update):

A recommendation will appear on the June 12 agenda to approve the purchase of the walk in freezer from Edward Don and Company. The total cost of the freezer is \$73,174.17 and the unit will be paid through the Food Service fund and the Capital Reserve Fund.

Classroom Painting (Update):

There are rooms in the JSHS that are in desperate need of painting. Mr. Cafoncelli has created a multi-year schedule to paint six rooms over the summer for the next few years. This summer six rooms in the JSHS will be painted at a cost not to exceed 12k.

New Business:

Stripping Machine for refinishing floors (Discussion)

Last year a refinishing floor machine was purchased. However, there is a need to be able to remove built up wax on the floors. In some areas, the wax is over 8 layers thick, and we do not own the machine to tend to this matter. Mr. Cafoncelli proposed purchasing a floor wax stripping machine that will remove between 8 and 12 layers of wax in one pass of the machine. This will improve the efficiency of the floor cleaning/waxing process, will reduce man hours and will potentially reduce workman's compensation costs. The estimated cost for the machine is \$7500 and can be transported between buildings. A request was made to find out the cost to rent the machine. This item will appear on the agenda as a discussion item.

Monthly Projects Dashboard (Update):

Mrs. Vicente shared an example of a construction dashboard from the Phoenixville Area School District. Mrs. Vicente shared that we will utilize a construction dashboard during the tennis court construction project. The dashboard provides information about the work completed, budget implications, change order requests, requests for information, safety measures and other pertinent information that the committee and Board decide will be presented. This is a valuable tool to provide transparency to the community about the project status. Additionally, a weekly update will post to the website which will be accompanied by photos taken each week.

Adjournment 9:29 AM

Next Meeting Date: Tuesday, August 1, 2017 8:00 AM

Respectfully submitted by Mike Cafoncelli, Director of Building and Grounds