

BOYERTOWN AREA SCHOOL DISTRICT
Boyertown, Pennsylvania
www.boyertownasd.org

Facilities Planning Committee Meeting
Tuesday, May 13, 2014
Meeting Minutes

Mr. Elsier, Committee Chair, called the meeting to order at 5:35 pm in the Education Center Board Room.

Members attending: Dr. Christman, Mrs. Dennin, Mr. Elsier, Mrs. Hartford (via tele-conference), Mr. Landino, Ms. Neiman, Mr. Stengle, Mrs. Usavage

Administration: Dr. Faidley, Mr. Scoboria, Mr. Szablowski, Mr. Grenewald

Members of the Public: 2

Everyone recited the Pledge of Allegiance to the Flag and observed a moment of silence.

Linda Curry commented on the Junior High West Building and the need to request a waiver from the State for the PlanCon 20-year rule since the building was last renovated in 1998.

The minutes from the committee meeting of 4/15/14 were moved by Mrs. Dennin, second by Dr. Christman. The minutes were adopted unanimously.

As a follow-up to a discussion that occurred at the April 29, 2014 Finance Committee, when the Committee was presented with a financing plan for the Senior High Project and an opportunity to borrow from the Emmaus Bond Pool with settlement fees to the District, the Junior High West Center (JHW) was identified as the next building needing renovations after the Senior High School. This meeting was scheduled to discuss the next steps in planning for the renovation. Mr. Szablowski began the discussion by distributing a packet of information on the Junior High West Center building. A copy of the information distributed is attached to these minutes. The building was built in 1963 and renovated with an addition in 1998 and is eligible for PlanCon reimbursement in 2018 unless a waiver of the 20-year rule is submitted by the District and approved by the Pennsylvania Department of Education (PDE). The waiver has not yet been submitted. The building square footage is 145,720 and has a capacity of 970. The current student enrollment as of May 1 is 850. JHW was identified as the next building needing to be upgraded because the construction project in 1998 did not address many important operational issues with the building. Administration recommends the upgrade of this facility in order to make the building more comparable with the Junior High East Center (JHE), which was renovated in 2006. Administration presented an estimate of the scope of work to be performed on the building and the estimated cost for the renovations and additions. The building is inefficient and in need of an to upgrade the HVAC to control the environment. A smaller addition would be required to house additional life skills student classrooms. There was discussion on the need for the additional square footage and the current student population versus the building capacity. The need to address a secure entrance with the building office being closer to the front entrance was discussed. The District's growth projects and

enrollment were discussed in reference to school attendance and possible redistricting of attendance areas. The JHE enrollment was questioned for comparison and the student enrollment as of May 1 was 872. The committee asked for clarification of the financing presentation. Mr. Szablowski stated that the District's plan was to issue 2 series of fixed rate general obligation bonds (GOB) in the amount of \$30 million each to fund the senior high renovation/addition project. One GOB would be issued in or around November 2014 and the second GOB would be issued in or around November 2015 to fund the 39 month long project and save interest expense. The Emmaus Bond Pool opportunity became available when the administrators of the Pool contacted PFM, the District's financial advisor, and offered to lend up to \$15 million of variable rate debt with the Pool Administration assuming all costs of issuance for the debt. The current interest rate on the debt is below 1%. The issue facing the District is the money is only available for projects that have had bids received. With the JHW planning more than 6 months away, the project that would have bids available in 2014 would be the Senior High Project. Utilizing the \$15 million variable rate debt as the first financing for the high school would allow the borrowing. The \$30 million issue in November 2014 would also be borrowed for BASH. The second \$30 million scheduled for November 2015 would then be considered split evenly between BASH and the JHW project. This would allow a year between borrowings to prepare the JHW renovation and additions. The next steps in developing a plan for JHW were discussed. The need to update the District's demographic study was identified and it was agreed to contact the Pennsylvania Economy League (PEL) to obtain a price for upgrading the last study that was performed in 2011. The need to get a professional opinion on the needs of JHW was discussed. It was agreed that the District should begin to develop an RFP to start the process of hiring an architect and a construction manager to provide an updated feasibility study on the JHW building.

Mrs. Dierolf questioned who the current architect of record was for the District and the current four PlanCon eligible projects. She discussed the feasibility study performed by EI Associates and questioned the tax impact and the tax collection.

Mr. Elsier announced the following meeting schedule:

May 13, 2014	School Board Meeting, Education Center	7:00 p.m.
May 20, 2014	Finance Committee, Education Center	6:00 p.m.
May 20, 2014	Policy Committee, Education Center	7:00 p.m.
May 27, 2014	Curriculum Committee, Boyertown Elementary	5:30 p.m.
May 27, 2014	School Board Meeting, Boyertown Elementary	7:00 p.m.
June 3, 2014	School Board Meeting, BASH Auditorium (Final Budget Adoption)	7:00 p.m.

Mr. Elsier adjourned the meeting at 6:47 p.m.