

**BOYERTOWN AREA SCHOOL DISTRICT
FACILITIES COMMITTEE
September 18, 2018
MEETING MINUTES**

The September 18, 2018, Facilities Committee meeting was convened at 8:00 PM by Mr. Lewis, Facilities Committee Chair, in the Education Center Board Room.

The following board members were in attendance:

Rodney Boyer, Jill Dennin, Ruth Dierolf, Steven Elsier, Brandon Foose, David Lewis, Christine Neiman, Donna Usavage

The following board member was absent:

Clay Breece

Everyone participated in the Pledge of Allegiance to the United States of America and a moment of silence.

The minutes for the Facilities Committee meeting of August 7, 2018, were presented to the Board for approval. Motion moved by Ms. Dierolf, second by Mr. Elsier. Motion to accept the minutes of August 7, 2018, as presented, carries: Yea: Boyer, Dennin, Dierolf, Foose, Lewis, Neiman, Elsier, Usavage. Nay: None.

PRESENTATION/DISCUSSION

Memorial Stadium Update: A presentation on the Boyertown Area Senior High School Stadium Master Plan was done by Jay Clough and Mike Strohecker, KCBA Representatives, and Dan Cicala, Fidevia.

The topics presented were:

- 1) Stadium Team: A) KCBA / Architects, B) Barry Isett & Associates / MEP-Civil Engineering, C) Fidevia / Construction Management, and D) Stadium Solutions / Grandstand Design.
- 2) Boyertown High School Stadium: A) Not Safe and needs to be demolished, B) Temporary bleachers, toilets, and concession stands currently being used, C) Visitors bleachers are not accessible, D) No accessible access to visitors side, E) Additional locker rooms / team rooms required, F) Grounds Keeping Building better located at Bear Stadium adjacent to most fields, and G) Maintenance Building previously approved.
- 3) Project Scope: A) Demolish existing grandstand and build new grandstand, B) Field House with toilet rooms, concession stand, ticket booth, and storage, C) Second home side ticket booth, D) Away side ticket booth and concession stand, E) Away side Americans with Disabilities Act (ADA) platform and access path, F) All new fencing at stadium incorporating Gateway To Greatness, G) Top dress existing football field, H) Team room building with team rooms, locker rooms, offices, and toilet rooms, I) Dugouts for main softball field, J) Grounds Keeping Building (2,400 SF), and K) Maintenance Building (6,000 SF).
- 4) Overall Site of the Boyertown Area Senior High campus. (Picture)
- 5) Stadium Site – New Stadium Design (Pictures)
- 6) Field House Design (Pictures)
- 7) Team Rooms and Ticket Booth Design (Pictures)

8) Grounds Keeping Building Design (Pictures)

9) Maintenance Building dESIGN (Pictures)

10) Preliminary Master Plan Budget Chart: A) Base Project \$3,276,980, B) Base Project Hard Cost Total which includes Hard Cost contingency for Design, Bid, and Construction \$3,976,222, C) Total Project Cost With Contingency which includes Soft Cost contingency \$4,544,254, and D) Alternates: a) Alternate #1 – Full-service Kitchen in Field House \$143,650, b) Alternate #2 – New Team Room Building \$1,275,000, and c) Alternate #3 – New 6,000 SF Maintenance Building \$450,000.

11) Grandstand Schedule: List of timeline dates to have grandstand ready for first football game on August 24, 2019.

12) Field House / Team Room Schedule: List of timeline dates to have Field House / Team Room ready for first football game on August 24, 2020.

Memorial Stadium Update – Comments

1) Good to have Master Plan, 2) Price is higher than originally planned/expected, 3) Need weekly meetings to meet timeline dates 4) Reminder that approvals can only be made at board meetings, 5) Approval of Master Plan, contracts, funding, and budget needs to be approved at the October 23, 2018, board meeting, 6) Question on how the school district processes donations received from the community, 7) Question on removal of steps, 8) Explain need for additional Team Room and what athletic teams will have use of new Team Room, 9) How is cost affected by not preserving current utilities, 10) Question on softball field being a part of the project, 11) Explain Top Dress Existing Playing Field, 12) Question on how the Friends of BASH Memorial Stadium fundraising funds are committed to be used, 13) Are the budget numbers the worst case scenario (caveat is market conditions), 14) Question on Alternate #3 - Maintenance Building, 15) Recap of past discussions concerning new stadium versus repair of stadium, 16) How long will stadium last, 17) When will the Top Dress Existing Playing Field be done, 18) Position of bleachers in relation to track, 19) Will there be enough space for people traffic in the stadium site design, 20) Question on Grounds Keeping Building versus Maintenance Building, 21) Question on cinder block removal during demolition of stadium, 22) How will band trailer storage be affected by the new buildings, and 23) How will the temporary concession stand sheds be used in the future.

Update on Boyertown Area Senior High Project – Punch List Review: Mr. Gasper, Facilities Engineer, said KCBA Architects and D'Huy Engineering reviewed the outstanding punch list items and are currently assigning a value multiplied by 150%. A letter will be sent to the contractors to see if they accept/not accept the value that has been assigned to the outstanding punch list items. Depending on the response received from the contractors the school district will determine how to proceed.

Update on Montgomery Avenue Project: Mr. Gasper stated the project is 95% finished. The gate area needs to have several items addressed to meet the school district requirements. Once the requirements are met the project will be complete.

Update on Middle School West Project: Mr. Gasper shared the project is complete. There are some punch list items and work is finishing up in the area of the auxiliary gym. The goal is to have the punch list items addressed and the auxiliary gym area completed by the end of September. If completed by the end of September the close out documents should be done by the end of October. A change order in the amount of approximately \$8,000 needs to be done for Jay R. Reynolds, plumbing contractor, for removal of existing sewer lines and addition of roof drains. There will be a change order to deal with additional removal of asbestos discovered during renovations. There will be positive change orders for money that was not used by E. R. Stuebner, general contractor, Matchline Mechanical, mechanical contractor, and Pagoda Electrical, electrical contractor. The balancing of room temperatures is about two-thirds done

The staff are currently running the manual system until the balancing is complete and addressing room temperature issues when notified.

Public Comments:

Elise Watts stated the stadium design looks beautiful. Ms. Watts asked the board members to consider several items moving forward in this project concerning concession stands, food trucks, and a designated space for groups selling fundraising items which benefit the students.

Sean McDevitt was disheartened to constantly hear about the "football" stadium – other sport teams and groups should have access to use the facility. Mr. McDevitt asked board members to consider putting in a turf field at the stadium and explained his reasons behind the request.

Chris Lloyd commended the board members for wanting to improve the facilities and improve the school district and thanked board members for their dedication to the school district. Mr Lloyd would like to see turf fields (football/field hockey/soccer) and shared why turf fields would be better for the athletes and the school district.

Jack McCloskey stated the school district is missing an opportunity to generate revenue from tournaments and rental by not having turf fields.

Committee Comments:

Mr. Elsier stated the comment about concessions/fundraising should be reviewed by the Board. Mr. Elsier said the stadium project needs to keep moving forward to get done within the timeline. Mr. Elsier said turf fields can be considered as a future agenda item as he feels adding another aspect to the project now would muddy the waters with too much and the timeline would not be met. Mr. Elsier stated since the school district is putting millions of dollars into a new stadium it would make sense to utilize the facility as much as possible.

Mr. Foose agreed with Mr. Elsier that turf fields should be a future topic and the board members need to tackle a decision on turf fields independent of the stadium as the priority is to build the structure. Mr. Foose believes there is potential to rent out the facility but Mr. Foose said Boyertown cannot compete with schools like Owen J Roberts who has multiple turf fields.

Mr. Gasper said the turf field should be included in the Master Plan and could be done as an alternate.

Mr. Clough, KCBA Architects, shared a turf field will affect storm water management and should be included in this project for land development purposes. The turf field could be done any time in the future because it would already be part of the land development in the stadium project. A decision to add a turf field to the Master Plan would need to be made before the October 23, 2018, board meeting.

Mrs. Dennin would like information to be gathered about turf fields and cost/revenue factors. Mrs. Dennin said the Board needs to make sure all priorities are being met within the school district – education versus athletics.

Mr. Elsier appreciated all the comments and the Board needs to look into doing a turf field. Mr. Elsier said he supports putting the turf field in with the Master Plan and add as an alternate.

Ms. Dierolf asked if the turf field is included in the Master Plan does the turf field have to be done. Mr. Clough replied no. The Board can decide to never put in a turf field; however, it would be in the Master Plan if the Board decided to have a turf field in the stadium. Ms. Dierolf noted Mrs. Dennin commented on priorities and education. Ms. Dierolf wanted to point out the school district is spending millions of dollars on a new stadium and considering a turf field while Pine Forge Elementary School does not have air conditioning to provide a healthy learning environment.

Mr. Lewis thanked KCBA Architects and Fidevia for the presentation and thanked the people in attendance for their time and interest. Mr. Lewis stated it is very important for board members to be prepared for the meetings in order to meet the timelines to keep the stadium project to moving ahead.

There being no other business for consideration the meeting was adjourned at 10:00 PM moved by Mrs. Dennin, second by Ms. Dierolf.