

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

Facilities Planning Committee Meeting
Tuesday, March 18, 2014
Meeting Minutes

Mr. Elsier, Committee Chair, called the meeting to order at 6:00 pm in the Education Center Board Room.

Members attending: Mr. Caso, Dr. Christman, Mrs. Dennin, Mr. Elsier, Mrs. Hartford, Mr. Landino, Ms. Neiman, Mrs. Usavage

Administration: Dr. Faidley, Mr. Scoboria, Mr. Szablowski, Mr. Grenewald, Dr. Cooper, BASH Principal.

Members of the Public: 7

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

No Public Comment

The minutes from the committee meeting of 1/28/14 were moved by Dr. Christman, second by Mr. Landino. The minutes were adopted unanimously.

John Hartman, D'Huy Engineering, updated the Committee on the recent meetings with the Boyertown Borough and the Colebrookdale Township Planning Commissions. Both municipalities have agreed to host joint meetings to review the BASH project since the high school land is in both municipalities. Mr. Hartman talked about the BASH project being divided into two projects, one for the road improvements and one project for the building additions and renovations. Eric Gianelle representing KCBA Architects was in attendance and assisted in answering questions.

Guy DiMartino from Traffic Planning & Design presented the Traffic Study that was required for the project. Mr. DiMartino reviewed the scope of the project and shared the 15 intersections that were required to be studied for traffic impact due to the project. The scoping application was submitted to PennDOT and the study has been submitted and is awaiting review by the Department of Transportation. Mr. DiMartino briefly described the procedures used in the study and shared that the study's results reflect no major impact on the current intersections. The intersection of Montgomery Avenue and Reading Avenue was discussed and the fact that the intersection is covered under Colebrookdale Township's Act 209 agreement that mandates an impact fee be paid to the Township based on the study and the maximum number of trips per hour during the peak timing between 4 pm and 6 pm. Mr. DiMartino stated that as a result of their study the maximum trips would equal 104 times the impact fee of \$1,643 per trip equals an approximate fee due to the Township of \$170,872.

Mr. DiMartino continued, explaining the planned extension of Monroe Street to Montgomery Avenue and shared a schematic of the intersection. The two-way extension would have a right hand turning lane and a left hand turning lane for entrance onto Montgomery Ave. separated by a pork chop island. Montgomery Avenue would need to be widened with a left hand turning lane for north-bound traffic turning onto Monroe St. There was discussion about the movement of telephone poles on the west side of Montgomery Avenue and the District's need to obtain right-of-way from several neighboring properties adjacent to the new intersection. The estimated cost of the intersection and Montgomery Avenue required work was shared at \$750,000.

There was discussion about the study and the techniques used in the study. The cost of the work was further discussed as well as the required right of way needed for the project. Mr. Szablowski stated that a letter would be sent to property owners on Montgomery Avenue from Berks Street to Reading Avenue inviting them to a meeting about the construction project and specifically the Monroe St. extension.

There was discussion about separating the project into two distinct projects and the reasoning behind the decision. John Hartman explained that the PennDOT process of reviewing the proposed roadwork could be time-consuming and the District could not afford to delay the high school additions and renovations because of PennDOT. By separating the projects, which would have no effect on the State's PlanCon reimbursement for the project, the District could continue to obtain the approvals on the building/educational project that impacts the students at the high school. Several board members in attendance stated that even though the projects were separated they would not support the overall project if the combined cost exceeded the current budget of \$61 million.

The D'Huy Engineering Construction Management (CM) contract was discussed based on a letter shared with the committee from Arif Fazil. The letter detailed that since the CM was hired to review the former architect's plans and that the architect was replaced and the project scope changed, they are now providing review a second time for a different scope. The letter asks for the fee for providing the initial service be discounted against the contract. The committee acknowledged the letter but stated that a majority of the CM duties for this project remain to be performed and that there may be areas of savings to offset the additional costs incurred by D'Huy Engineering. The committee agreed to wait until later in the project to review any additional costs or discount fees already billed and paid for the pre-construction phase of the project.

Mr. Szablowski presented an idea that is supported by Administration to possibly provide air-conditioning to five (5) of the District's elementary buildings. The High School, Junior High East and Boyertown Elementary have air conditioning. Junior High West and Colebrookdale Elementary are in line to have air conditioning installed as part of the proposed PlanCon eligible additions/renovation projects. This leaves Washington, Gilbertsville, New Hanover-Upper Frederick, Earl and Pine Forge in need of air conditioning. Mr. Grenewald provided estimates of several options at each building to upgrade and install HVAC at the buildings. There was discussion on the need for air-conditioning at these buildings, the number of days the air conditioning would be needed and the cost. Committee members were asked to consider the proposal as introductory and several members asked for further information, namely, how many of the surrounding school districts have air-conditioned buildings and how many days the air conditioning would be used.

Administration agreed to poll surrounding school districts and to determine how many days were in excess of a certain temperature during the previous school year.

Mr. Szablowski distributed a new document that details the five year building improvement plan for the District. Each building was included with color coding based on the level of building improvements needed and the funding source. The Senior High, Junior High West, Colebrookdale Elementary and a proposed new elementary school were included as PlanCon projects that would be funded via a General Obligation Bonds with a fixed interest rate. The five elementary buildings, included in the air conditioning proposal, detailed above, were identified in a separate color with the funding source Emmaus Bond Pool – Variable Rate. The final portion was the proposed improvements funded by the Capital Projects Fund for the next five years. All the projects were totaled by year and funding source to present the total five year investment in the District's infrastructure in one document. The committee discussed the document and stated that it was helpful in understanding the summary of all the building's needed improvements.

Mrs. Dierolf talked about the Traffic Impact Study and the Construction Management Contract.

Mr. Elsier announced the following upcoming meetings:

March 18, 2014	Curriculum Committee, Education Center	7:00 p.m.
March 25, 2014	Parent/Community/Intergovernmental Committee	6:00 p.m.
March 25, 2014	School Board Meeting, Junior High East	7:00 p.m.
April 1, 2014	Finance Committee, Education Center	6:00 p.m.
April 8, 2014	Personnel Committee, Ed Center, Conf. Rm. A	6:00 p.m.
April 8, 2014	School Board Meeting, Education Center	7:00 p.m.

Mr. Elsier adjourned the meeting at 7:31 p.m.