



WYOMISSING AREA SCHOOL DISTRICT

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Michael Cafoncelli
Director of Facilities, Safety & Security

Facilities Committee Meeting

Date: Wednesday, 2/17/2021

Place & Time: CBR, 3:30pm

Committee Chair: Karen McAvoy

Committee Members: Mike Cafoncelli, Melissa Phillips, Steve Pottieger

Meeting Minutes

Attendees: Rob Scoboria, Mark Boyer, Maria Ziolkowski, Kate Harenza, Laurie Waxler, Terrie Taylor, Todd Vukmanik (Crabtree Rohrbach), and Sue Kroninger

Committee Members Absent: None

Public Attendees: Sign-in sheet attached Stef Herbein

Facilities Meeting called to order by: Karen McAvoy at 3:36pm

Public Comment: None

Old Business:

Mrs. McAvoy asked that the minutes from the 11/18/2020 & 1/20/2021 meetings be approved. Motion made by Mrs. Harenza, second by Mrs. Phillips. Minutes were approved.

New Business:

Mr. Cafoncelli stated we would start with the JSBS then move on to the Hills. He turned the floor over to Mr. Vukmanik.

- Mr. Vukmanik stated some revisions were made since the last meeting and the plans are proceeding along well. They had a meeting with the Administrators and Nurses at the Hills who had some changes and modifications. They also have additional meetings scheduled with IT & some other staff. There are some minor asbestos tiles that will need remediation. They will try to get this done early before the other contractors come in.
- Old Gym will have the HVAC replaced, they are adding AC & upgrading the finishes trying to keep the overall historic feel of the space. Balcony area will be converted to more functional storage space

- A question was brought up about elevators at the Old Gym area. Mr. Vukmanik stated it was not financially feasible. Mrs. Waxler asked how much would it cost. Mr. Vukmanic said hundreds of thousands of dollars.
- LSS & AS support classrooms have been brought downstairs
- Old 400 hall way - they will maintain the old plaster and refinish the parquet floors in the trophy and main historical areas
- Media center – There is now an IT sport to the left of the entrance and an office area on the right hand side
- They re-allocated space/size of classrooms to be more uniform. Special Ed classrooms sized more to usage.
- Cafeteria addition was reviewed. Sprinklers will be added to the two rooms off the cafeteria and kitchen preparation areas
- Mrs. Ziolkowski asked about the all the new fresh air and filtration system. Mr. Vukmanik stated they would start with big filters at the intake to catch all the large particles & dirt. gradually getting down to finer and finer filters before the air enters the indoor space. The current computerized building management system cannot adjust the current system in the Old Gym but it will be able to adjust all the new units that will be going in. The Hills will be using its current units & will be addressing the new additions with new systems.
- Mr. Cafoncelli stated when we talked with Trane to bring in more air, we discussed the old system not working with the computerized system currently in place. The new equipment we get, will work with our current computerized system.
- Mrs. McAvoy asked if we could go back to the Library to compare what it is now to what it's going to look like. Mrs. Waxler suggested Mr. Vukmanik send the comparison out in an email. Mr. Vukmanik agreed he would send both images for comparison.
- Mrs. Ziolkowski asked if we are keeping the entrance. Mr Vukmanik said yes, it was too costly to try to move it.
- Mr. Cafoncelli said meetings with the Librarians cleaned up some things since the last meeting.
- Mr Vukmanik discussed the courtyard& the opportunity for some dedication bricks. The courtyard project could be bid as an alternate bid. There could be concrete walls and or benches or you can use flexible tables/chairs.
- Mrs. Harenza asked if the elements that were designed for the outdoor classroom could be brought into this space. Mr. Cafoncelli stated the Wi-Fi & electric couldn't get into the outdoor classroom but they shouldn't be a problem with the courtyard space. We could also lose a tree because of the outside gas and sewer lines.
- Mrs. Taylor asked if we were talking about the outdoor classroom because she thought that was tabled. Mrs. McAvoy said it's just re-purposing the courtyard space. Mr. Cafoncelli said we are going to have it as an option.
- Mrs. Waxler asked if a corner could be used so the teacher could face the students. Mrs. Harenza asked if we gain anything by putting the outdoor classroom in the corner. Mr. Cafoncelli stated they would bring something back to the table.
- Mr. Vukmanik showed both circular and triangular options for the courtyard. Mr. Cafoncelli stated the concrete work is old and needs to be replaced anyway. Mrs. Harenza stated it would be nice for intermissions, etc. Mr. Vukmanik stated that it wouldn't be too expensive since it's mostly flat work.

Mr. Cafoncelli then directed everyone back to the Hills. Mr. Vukmanik showed everyone the original site plan which had one way in and one way out. The new plan would have the buses coming in and out of their own area. Parents would be coming in and having a drop

off area. There would still be access to the chiller, expand the Multi-Purpose room/cafeteria, music & art would now be centrally located.

- Mrs. Taylor asked why are there two music rooms. Mr. Cafoncelli stated there was one large music room & a rolling music cart. So now we have two separate rooms based off of the numbers.
- Mrs. Phillips stated the practice room looks like it was moved from in the middle. Mr. Cafoncelli said yes, it was changed per request from the teachers.
- Mrs. Harenza stated the previous principal kept stressing the need for more storage and smaller Special Ed space. Did we address that? Mr. Vukmanik said yes, the rooms are now size appropriate. Mr. Cafoncelli stated there were similar issues at the JSHS as well. Mrs. Lengle had review the plans and approved them.
- Mrs. Waxler brought up the issue with the Franklin Manor Apartments, expanding the elementary school or purchasing that building and expanding West Reading to grades 4, 5, and 6. Mr. Cafoncelli said he knows there are some issues with the building. Mrs. Waxler said looking at due diligence, could we look into it to see if it's feasible. Mrs. Phillips asked how does eminent domain work. Mr. Cafoncelli stated he didn't even know if the building was for sale. Mrs. McAvoy said it would be the whole block. Mrs. Harenza said she wasn't sure we should have sold the building to begin with. Mrs. McAvoy said there used to be a breezeway between the two buildings because you didn't the students crossing Grape Street. Mrs. Taylor said she remembers sewer problems and lots of issues but understands Mrs. Waxler's point. Mrs. Waxler stated she thinks it's worth having the conversation. So if we need to put off the Hills renovation for one year, it's not a necessity, it's an option. Mrs. Taylor said she thinks it's worth looking into. Mrs. Harenza said timing wise, are we willing to put it on hold for 3-12 months? She sees this as a separate issue from this.
- Mrs. Phillips asked what the costs are for this current project. Mr. Cafoncelli stated approximately \$25 million. This is an estimate.
- Mrs. Taylor said she felt we should move forward with the renovation but still look into the West Reading Apartment building. Mrs. Ziolkowski said it would make sense to check with the West Reading Borough and check into it. Mr. Cafoncelli said he would check with the West Reading Borough and talk to Mr. Scoboria.
- Mrs. Taylor asked how many music teachers are at the Hills. Mr. Cafoncelli said two. It was the music teacher's top request and the numbers supported it. Mr. Vukmanik stated they are all traveling centrally now. The lower grades no longer have to go through the upper grades to get to specials.
- Mrs. Taylor asked about the acoustics. Mr. Vukmanik said they are looking into it especially the music and Special Ed areas.
- Mr. Vukmanik stated in the administrative area additional security was added to the reception area, pass through mailboxes were added to reduce the flow of teachers crossing into the administrative area. The Multi-purpose room/cafeteria now has seating for up to 416 students. You currently have about 360 student capacity. Mr. Cafoncelli stated they met with Food Service & they are thrilled with the plans.
- Mrs. Phillips stated two lines in the cafeteria isn't going to cut it. They only have thirty minutes, after the time it takes to get through the line, the students will only have five minutes to eat, especially at holiday meal times. Mr. Vukmanik said he has only done two lines for elementary schools. Three - four lines are usually for high schools with 1200-1400 students. Mrs. McAvoy asked about having it two sided. Mr. Vukmanik said logistically, it would be a nightmare trying to fill a second line without crossing the kid line.

- Mrs. Phillips asked if they needed so much prep space since they don't do that much prep. Mr. Cafoncelli stated they are changing how they are doing prep work.
- Mr. Vukmanik said he added a storage area which would be used to store tables and chairs. Mr. Cafoncelli said YCare would also be able to use some of the storage space.
- Mrs. Harenza asked if that meeting was after our last committee meeting and Mr. Cafoncelli said yes.
- Mrs Harenza asked if he specifically asked the grade level representatives if they were OK with losing the Multi-purpose room. Mr. Vukmanik said there would be a change in scheduling. It makes better sense to have a larger space to utilize.
- Mrs. Harenza stated it's not carpeted. The students can't go sit on the floor.
- Mrs. Phillips asked if we could put in a stage at one area of the Multi-purpose room. Mr. Cafoncelli said the current stage is being under-utilized. Mrs. Phillips said it isn't being utilized. They can't use it because of the type of shoes. Mr. Cafoncelli said that information is incorrect.
- Mrs. Phillips stated the acoustics could be an issue. Mr. Vukmanik stated those are the types of things he needs to be made aware of. He made it large so you can have a booth fair set up and still use the cafeteria.
- Mrs. Phillips asked if it could be reduced down to 50% for Multi-purpose room. Mr. Cafoncelli said we can utilize area rugs or carpet tiles.
- Mrs. Harenza suggested only putting in the amount of tables that are needed in the presentation leaving space to put carpet down. Mr. Vukmanic agreed. He stated you don't want to be topped out. They designed around 900 but we only need 780 so we have room to grow.
- Mrs. Phillips asked if we could put in a stage in the Multi-purpose room. Every month they do awards for the kids. It would nice to have it elevated and have a sound system. Mr. Vukmanik said a stage needs to be ADA accessible. Removable risers would be OK.
- Mr. Taylor asked if we could have the addition partitioned off and still have the cafeteria in use. Mr. Cafoncelli said yes.
- Mr. Cafoncelli said they would work with the principals and get a draft schedule. He asked can we get two options: divider – yes and less tables represented in the presentation. He would do a faculty meeting and walk them through it.
- Mrs. Phillips said she doesn't want to add to the teacher's stress. When you go into the website, it's very blurry and you can't see it very well. Mr. Cafoncelli said he would check into it and work with Mr. Vukmanik to update them.
- Mrs McAvoy asked if Mr. Vukmanik could put up renderings of the outside of the building. Mr. Vukmanik said yes as you can see there is less glass. Mrs. Harenza stated parents didn't like all that glass. Mrs. McAvoy said psychologically, the kids need light, bright places. Mr. Vukmanik stated a dark glass or mirrored glass could be used where you could see out but no one could see in. Mrs. Harenza stated she would feel more comfortable with if security or police looked at it and said it was OK. Mr. Cafoncelli said Bill Gleason does the security at the IU. He would run it by him.
- Mr. Vukmanik said it's a balancing act and asked if they would be OK if the brick wall was higher. Mrs. Phillips said she would be OK with five feet of brick. Mr. Cafoncelli said it was a valid concern and he would get an opinion from Mr. Gleason and then present it to the board.

Adjournment: 5:58pm

Respectfully submitted by: Mike Cafoncelli and Sue Kroninger