



WYOMISSING AREA SCHOOL DISTRICT

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Michael Cafoncelli
Director of Facilities, Safety & Security

Facilities Committee Meeting

Date: Wednesday, 3/17/2021

Place & Time: CBR, 4:00pm

Committee Chair: Karen McAvoy

Committee Members: Mike Cafoncelli, Melissa Phillips

Meeting Minutes

Attendees: Rob Scoboria, Melissa Woodard, Maria Ziolkowski, Laurie Waxler, Lisa DeRenzo, Rob Kucharczuk, Todd Vukmanik (Crabtree Rohrbach), and Sue Kroninger

Committee Members Absent: Steve Pottieger

Public Attendees: Sign-in sheet attached

Facilities Meeting called to order by: Karen McAvoy at 4:07pm

Public Comment: None

Old Business:

Mrs. McAvoy asked that the minutes from the 2/17/2021 meeting be approved. Motion made by Mrs. Ziolkowski, second by Mrs. Phillips. Minutes were approved.

New Business:

Mr. Cafoncelli announced he had invited Mrs. DeRenzo and Dr. Kucharczuk to tonight's meeting. They had held various meetings at WHEC. Mr. Cafoncelli turned the meeting over to Mr. Vukmanik.

- Mr. Vukmanik stated the additions to WHEC remain in the same place. The outdoor learning area and All-Purpose room are starting to come together.
- Offices, the vestibule space and the reception areas have been made more secure. They enlarged the conference room. It can now accommodate ten people. The mail room has been revised with the mailboxes now having access on the outside.
- Adjoining Nurse's suite now has good visibility and flow. The Nurse's office is now centrally located to be able to see everywhere. The isolation room now has an exit in the rear to get sick students out without going through the main lobby area.
- Eliminated the administration hallway to incorporate a larger exam room space.

- Mrs. Phillips stated it's been totally changed and looks more flexible.
- Mr. Vukmanik stated the Reading Specialist area has been re-aligned. It now includes a large waiting area, three large reading rooms and a storage area with flexible steel adjustable shelves to store bins for daily use.
- The All-Purpose room has a two service sink areas so students coming in from the playground can wash up before lunch. The schematic showed how you can relocate tables and have movable risers or you can close off part of the room and still have room for the cafeteria.
- Mr. Cafoncelli moved to a schedule for Mrs. DeRenzo and Dr. Kucharczuk to review.
- Dr. Kucharczuk stated they currently have a two and one half hour window for lunch and recess. But with two or more grades going at the same time, it can cause a back log. With the new schedule, they can stagger the grades and times with still allowing a buffer time.
- Mrs. DeRenzo said they would stagger the lunches while keeping grade levels together. For example, one group of Kindergarten students would come in at 11:00 am but there would be a ten-minute buffer before the second group of Kindergarten students would come in for lunch. First grade would come in fifteen minutes later. Ten to fifteen minutes after that, the second group of first graders would come in. This would be the same for Second, Third and Fourth grades as well.
- Dr. Kucharczuk stated this buffer time would give staff time to wipe the tables. It also allows teachers to take their thirty-minute lunch break.
- Mrs. DeRenzo stated this will open up un-interrupted literacy time
- Mrs. McAvoy asked about the amount of time the students have for lunch and recess
- Dr. Kucharczuk said it shrunk from two and one half hours to two hours.
- Mrs. Phillips voiced concerns with the amount of time the students have to eat their lunch.
- Mrs. DeRenzo said there are only three sections going through at a time instead of five. She has seen this model before and it creates a nice flow.
- Mrs. McAvoy stated that it looks like we should have done this before.
- Mrs. Waxler asked if there was a difference for kids to have recess before lunch versus after lunch.
- Mrs. DeRenzo said she had done some research and it does take some time to settle but that will now happen while eating rather than during instructional time. She's had some great success with it previously.
- Dr. Woodard stated students who exercise before lunch, eat lunch better.
- Mr. Cafoncelli asked if there were any other questions before we go back to the layouts. He also stated that he spoke with Mr. Gleason who didn't agree with a full glass wall but having the ability to see out and see what's coming is important.
- Mrs. Phillips said she spoke with her husband who doesn't think the wall should be smaller than six feet. It's currently at five feet.
- Mrs. McAvoy state she thinks five feet is OK as long as they can't see in and the students need the light.
- Mrs. Waxler asked what was the level of the classroom windows.
- Mr. Cafoncelli said about three or four feet depending on the elevation.
- Mr. Vukmanik asked if we had done 3M on the windows.
- Mr. Cafoncelli stated yes but only at the entrances.
- Mr. Vukmanik said he recommends all 3M laminate on tempered glass because it will crack but it doesn't fall out. Usually if someone is seen, does it prevent negative activity?

Surveillance will reduce that activity. It's a challenge. If there's activity, no one will be lurking in the shadows.

- Mrs. Phillips asked if it was five feet of glass all the way across.
- Mr. Vukmanik said yes.
- Mrs. McAvoy asked if Mrs. DeRenzo and Dr. Kucharczuk were comfortable with it.
- Mrs. DeRenzo said yes.
- Mr. Vukmanik said they kept the outside side entrance door to the sectioned off area of the All-Purpose room.
- Mr. Cafoncelli said we can limit access to the outside door to outside groups. It will provide better control.
- Mrs. Phillips asked what is the square footage of the All-purpose room.
- Mr. Vukmanik said around four thousand five hundred square feet.
- Mrs. Phillips asked if we were looking to put carpet tiles in the sectioned off area of the All-Purpose room.
- Mr. Cafoncelli said yes, we are looking at carpet tiles and area rugs.
- Mrs. Phillips said she feels it will be a shock to the students.
- Dr. Kucharczuk said it will be very light and bright in there.
- Mrs. Phillips asked if there will be any drop tiles in the ceiling to absorb the sound.
- Mr. Vukmanik said yes, they are looking at things to absorb the sound not necessarily drop tiles.
- Mrs. Phillips stated there were a set of steps in the outside rendition.
- Mr. Vukmanik said they were taking out the steps and putting in a ramp which will make it ADA compliant.
- Mr. Cafoncelli said the mural stays.
- Mr. Vukmanik said there will be full steel lighted posts.

Mr. Vukmanik then started to discuss West Reading Elementary. He said they made the entry more secure with a pass through window.

- Mr. Cafoncelli stated the reception area will have the ability to buzz someone through to the office.
- Mrs. Ziolkowski asked if on the students' side of the door can they get there.
- Mr. Vukmanik said he thinks it's locked from the vestibule side but open from the student side.
- Mrs. Waxler stated that it looks like we are changing something that was just renovated.
- Mr. Cafoncelli said they were only adding security by making the vestibule area more secure.
- Mr. Vukmanik said they can put it in as an alternate bid.
- Mr. Vukmanik said he's looking at the budget and can put it in to alternate bid for any additions.
- Mr. Cafoncelli stated things that were more excessive/expensive, they can put in an alternate bid. Then when the bid comes in, we can look at where we're at budget wise.

Mr. Vukmanik then went on to the JSHS, same additions to the cafeteria space. The majority of the renovations will be in the 1938 area of the building and second floor wing. The media center will have a dedicated IT space and a small support space for Speech. This will be much different from the elementary media center. 21st Century learning space with glass box area, slider doors would fit in the current space and they would maintain the skylight.

- Mrs. Waxler asked who makes the decisions on what goes in there.
- Mr. Cafoncelli said we haven't had the discussion on furniture yet.
- Mrs. Waxler asked if that happens before or after the bidding process.
- Mr. Vukmanik stated that it's not included in the contractor bid, it would be a soft cost. Hard costs are the building materials and soft costs are the furniture, permits, and engineering fees. The contractor would be responsible for the shelving and the carpets. All soft costs are included in the total budget. If the District wants to spend more, that's up to them.
- Mr. Cafoncelli said there was a furniture budget.
- Mr. Vukmanik stated the Electrical contractor would provide the wiring and the District would pick the equipment needed. The General contractor would then install the equipment.
- Mrs. Waxler asked Mr. Cafoncelli if he's budgeted for furniture.
- Mr. Cafoncelli said yes, the Board will be involved in the furniture selection.
- Mr. Vukmanik said he has contacts if we need them.
- Mr. Cafoncelli said the images they are looking at are not set in stone. This is just giving you a view of what it could look like.
- Mrs. Ziolkowski asked if it was the same space the Library is currently using because it looks so much bigger. She also asked if the pillars were gone.
- Mr. Vukmanik said yes, it's the same space & a lot of the pillars have been removed. He then moved on to the cafeteria. There is still dual access to the outside dining space. They are adding a faculty dining room
- Mrs. McAvoy asked if we will still need tables out in the lobby.
- Mrs. Ziolkowski asked if the punch out on the bottom of the slide is all new.
- Mr. Vukmanik said yes.
- Mr. Cafoncelli stated they eliminated the side door and are utilizing the two front doors.
- Mrs. Ziolkowski asked how much additional seating will there be.
- Mr. Vukmanik said approximately 150 seats.
- Mrs. Waxler asked about the handicapped spaces.
- Mr. Cafoncelli said they made sure they have enough. We currently have three handicapped spaces and are only using two of them.
- Mrs. McAvoy stated if we use rectangular tables you would be able to get more people in using the same style.
- Mr. Cafoncelli talked about the Field House locker rooms. They are fixing the functionality of them. This will be an alternate bid.
- Mr. Vukmanik said they were able to get fifty-eight lockers in there as an alternate bid. It's now eighteen by twenty-one with the walls remaining the same. The module floor will need changing because of the depth. They will be using stadium lockers that are all open. They will be a slightly different size but they are all steel. It's above and beyond but we have an opportunity to see what it costs.
- Mrs. Waxler suggested maybe the Boosters could contribute.
- Mr. Vukmanik said the outside courtyard is not going through full land development review. They can do it out of pavers which would be pervious but we could still need erosion and development. With pavers, we should be able to do them without negatively effecting the timeline. He should be able to give us an answer within one to two weeks. He doesn't have a definitive answer tonight. We can't do it out of concrete because it's non-porous. We may not be able to widen the walkway.
- Mrs. Phillips asked if the pavers are long term or will they need maintenance.

- Mr. Vukmanik said it depends.
- Mr. Cafoncelli stated he had good results where he used to be.
- Mrs. McAvoy asked if we can't do the pavers, will we still repair all the current broken sidewalks.
- Mr. Vukmanik said yes. It will be in an alternate bid.
- Mrs. Waxler asked if we could do engravable pavers and do a fund raiser for them.
- Mr. Vukmanik said yes.
- Mr. Cafoncelli suggested we could bring Athletics and Drama departments into it.
- Mrs. Waxler stated there was a lot of opportunity.
- Mr. Vukmanik said there are tables that seat eight and we can get eight tables in there bringing the total to sixty-four spaces for people.
- Mrs. Waxler asked if we are putting tables outside.
- Mr. Cafoncelli said yes.
- Mr. Vukmanik suggested re-vamping the main entrance to the JSHS. He said all options are relatively inexpensive. It could be done as an alternate bid item.
- Mrs. Waxler asked if this was something that could be done locally instead of going to bid.
- Mr. Cafoncelli said if it's under nineteen thousand dollars, it doesn't have to go to bid.
- Mr. Vukmanik talked about the timeline.
- Mrs. Waxler asked if he thinks that it's doable with an approval on May 24, 2021 and construction starting on June 14, 2021. She asked if we are going to find people to bid on the project.
- Mr. Vukmanik said yes, we should. We are changing the specs from steel joists to steel I-beam construction.
- Mrs. Waxler asked how hard would it be to wait one year to do this project.
- Mr. Vukmanik said he's rarely seen numbers go down in a re-bid. Last year there was very little construction and contractors were hungry. Now it's more about material costs. Prices did go up. The prices he put in his estimate had some inflation built in but he did not anticipate the pandemic.
- Mrs. Waxler asked about WHEC cafeteria and classrooms, is it worth splitting them up.
- Mrs. Phillips said she thinks the classrooms and the cafeteria are needs but questioned whether the bus route is needed.
- Mr. Vukmanik stated with the current traffic flow it's dangerous the way the bus route is right now.
- Mrs. McAvoy asked if you take things out with alternate bids, do you save anything.
- Mr. Vukmanik said you have to be careful.
- Mrs. Cafoncelli stated he would hate to chop it up since based on the numbers it's needed.
- Mrs. Waxler stated if bids come in too high, then we can't do anything.
- Mr. Scoboria said Mr. Boyer will present to the Board on the April 12, 2021 with the ESSR two-million-dollar grant, what to do with it, use it for the renovation, instructional support or both.
- Mr. Vukmanik stated now that the smoke has cleared, he has a better idea to put into the construction estimate. He will include the 30% increase in steel. If bids come in over the construction estimate, he can go back to the contractor and check on where costs could be saved to bring the costs down.
- Mrs. Phillips asked if all the rooms are getting storage.

- Mr. Cafoncelli said yes. All the classrooms are getting outfitted with storage. Sorry, to clarify, the first and second grade wings will stay the same.
- Mrs. Waxler asked about picking out the room colors and the floors.
- Mr. Cafoncelli said we can do a sub-committee. We've done that before with other projects.
- Mr. Vukmanik stated at the JSHS level they try to keep neutral colors. At the elementary level, they have more color but try to stay with the primary colors.

Adjournment: 6:23pm

Respectfully submitted by: Mike Cafoncelli and Sue Kroninger

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