

**COLONIAL SCHOOL DISTRICT  
DISTRICT OPERATIONS  
FACILITIES MANAGEMENT/TRANSPORTATION COMMITTEE MEETING  
MEETING MINUTES  
02/05/18**

Board Committee Chair and School Board Member [Eunice Franklin-Becker](#) called the meeting to order at 6:02 p.m. Other Committee Members Present: Adam Schupack, Mel Brodsky

Other Board Members present: Felix Raimondo, Leslie Finegold, Sue Moore, Rosemary Northcutt, Jennifer Dow

Also attending: Dr. Michael Christian, Superintendent; Terry Yemm, Director of Operations; Joe Lally, Director of Facilities; Dave Sherman, Community Relations Coordinator; Bob Fahler, CMS Principal; Phil Chang, CMS Assistant Principal; Dave Szablowski, Business Administrator.

Community members, teachers, and staff attending: Sue Gamza, Ron Gamza, Cara Kish, Erin Saulino, Beth Patruno, Joanne Robinson, Lauren Taverna, Beth Miller, Robert Slagle, Cynthia Slagle, Chris Epstein, Jill Forster, Donelle Brotz, Rick Carpenter, Linda Doll, BG Gangwish.

Public Comments on the Agenda:

There were no public comments on the agenda.

CSD Construction Project Updates:

Mr. Yemm gave a brief overview of the PW Renovation Project and West Gym to date.

He also commented on the status of the PW Main Electric Service upgrade. The bid was advertised for the electrical upgrade and a pre-bid meeting was held on January 31, 2018. He explained that CSD requires all bidders to attend the pre-bid walk-through. Nine (9) contractors attended the pre-bid meeting and Mr. Yemm stated that he felt probably seven contractors will bid on the project. Bids will be opened on Thursday February 8<sup>th</sup> at 12 noon in the CES auditorium. The bids will then be analyzed for completeness and verification that all required documents are included and acceptable. A determination will then be made on which firm has provided the lowest bid that meets all requirements. Once that determination is made, a matrix showing all qualified bids along with a recommendation to award a contract to the lowest qualified bidder will be provided to the Board for consideration at the February Board meeting. The goal is to award a contract as soon as possible after Board approval so that the equipment can be ordered as the equipment has a fourteen (14) to sixteen (16) week lead time to receive. Mrs. Franklin-Becker mentioned that funding for this project was approved by the Board last year.

Student Enrollment Increase CES/CMS – Strategic Plan

Mr. Yemm introduced Mr. Kevin Godshall from GKO Architects to explain student enrollment growth and 2 options for renovation to the CMS building to meet the increasing enrollment.

Mr. Godshall presented a PowerPoint of a Feasibility Study for the Renovation and Expansion of CES and CMS. He referenced the Montgomery County Planning Commission Enrollment Projection for future growth in the Colonial School District and the effect that the increased enrollment will have on both of these schools. He mentioned that presently at CES, large group rooms are utilized for regular education and at CMS, language and health teachers now move between available classrooms. The projected growth at CMS is an additional 371 students over 7 years and at CES, 143 students. The proposed renovation at CMS would increase the classrooms from 85 to 105. The new classrooms at CMS would include 12 core, 1 sensory, 1 foreign language, 1 health, 1 guidance conference room and 4 special education classrooms. There are not enough music rooms and the few that exist are not soundproof. The lack of music rooms is a major problem as our orchestra, band and chorus cannot practice at the same time. The existing gymnasium is undersized. Based on the PDE guidelines the maximum student count should be approximately 60. Under current conditions, there are 70 to 80 students in the gymnasium at one time and this number is expected to grow to between 95 and 105 students. This same problem exists with the locker rooms.

Mr. Bob Fahler, CMS principal, explained the staffing at CMS. With 46 core teachers, the average class size is 21-23 students and with the projected increase of students, it could increase to 27-28 per classroom and it would

be very difficult to balance classes. Based on the anticipated increase in enrollment, additional staff would be required to maintain the current average class sizes.

Mr. Godshall stated that timing is essential for these projects as they are eligible for reimbursement from the Pennsylvania Department of Education through PlanCon. The exact amount varies based on which scheme is chosen but the district could be reimbursed approximately \$1,000,000 - \$1,500,000. However, in order to qualify for this reimbursement construction contracts would have to be signed prior to July, 2019.

Mr. Godshall presented two options for the renovation of CMS.

Option 1: CMS Grades 6-8: Includes a 2-story addition that would include expansion of the current cafeteria with scatter serve, new single story music rooms and renovation of the administrative area and a secure front entrance. It would also include expanding the auditorium seating to 900 which would accommodate two grades. This option also includes site improvements to the driveway and parking lots. Light renovations would include new finishes, flooring, ceilings, lighting, mechanical systems, windows, door, wiring and panels, casework, lockers, elevator replacement, and auditorium and gym sound systems. It is estimated that this option would cost between \$46-\$46.5 million.

Option 2: Includes two additions and a new gymnasium. One addition in the rear of the building for classrooms, and one on the side of the building for music rooms. The new gymnasium would be constructed behind the existing gymnasium. Upon completion of the new gymnasium the existing gymnasium would be demolished and new administrative offices and additional parking will be constructed. It also incorporates extension of the cafeteria, expansion of the auditorium to seat 900 + seats to house 2 grades, and a new secure entrance. This option also includes site improvements to the driveway and parking lots. Light renovations would include new finishes, flooring, ceilings, lighting, mechanical systems, windows, door, wiring and panels, casework, lockers, elevator replacement and auditorium and gym sound systems. It is estimated that this option would cost between \$52.5-\$53 million.

In addition to renovations at CMS, renovations would be required at CES to accommodate increased enrollment.

CES Option: Grades 4-5: CES needs more space in the cafeteria. The CES building had a renovation of the HVAC systems in 2006. More classroom space could be added if the building administration is moved to the first floor, opening space for classrooms on the 2<sup>nd</sup> floor. Also, the 4 labs on the 2<sup>nd</sup> floor could be opened into 6 classrooms. The parent and bus traffic patterns need to be changed to improve traffic flow. The changes to CES described above would cost approximately \$6.5 million. If renovations include infrastructure upgrades, the renovations could cost up to \$18.5 million.

Mr. Godshall explained the phasing of the proposed plan for CMS (Option 2) if approved. It would take place in 6 phases starting in June, 2019 with completion in September 2021. There will be as little disruption to the students as possible. They would lose one athletic field for staging of construction during the project.

The architect ended his presentation by providing a list of tasks that need to be performed in order to secure the land development approvals necessary for the project. Included were tasks such as performing a site survey, locating underground utilities, delineating wetlands, performing a title search, scoping underground sanitary piping, mechanical survey to develop an HVAC design and preparation of technical base plans of existing building. Mr. Godshall recommended that this work begin immediately in order to maintain the proposed timeline and that the district authorize an expenditure not to exceed \$50,000 to pay for this work. The committee members agreed to this request and made a decision to propose approval of same at the February Board meeting on February 15, 2018.

Questions from the floor included a request from Erin Saulino to consider additional windows at CMS. Beth Miller requested consideration for a larger faculty dining area, and Amy Venkus requested padded seating in the auditorium to cut down on noise, music rooms and storage. There were also questions about how sports teams displaced from their playing and practice fields would be accommodated and how schedules would be adjusted to accommodate longer transition times needed for children to transition between classes during construction. These questions were discussed and it was stated that once the Board votes on these projects, focus groups will be set up with administration and staff to get their input for the needs in the building.

Discussion of Other Issues Raised by Committee, School Board Members and Public Comment:

Mrs. Finegold asked if the cost for the above first tasks was included in the total cost of the project. Mr. Godshall stated that this cost was included.

Mrs. Epstein spoke on “responsible contractors” being hired for the work on the projects She asked the Board if they had been in discussion on this issue and they stated that they had not and asked where she had heard this rumor. Mrs. Patruno and Mrs. Saulino also said that they had heard the rumor but did not offer the source. Several Board members commented that they have not had any discussions involving a responsible contractor ordinance.

There being no further comment from the floor, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Terry Yemm  
Director of Operations