

**Marple Newtown School District
Facilities/Transportation Committee Meeting
Tuesday November 10, 2009
Gauntlett Center-Board Meeting Minutes**

Present: Committee : Mr. Michael Molinaro, Mr. Richard Sokorai,
Mrs. Nancy Galbraith

Board: Mrs. Dana Kauffman, Dr. Jeff Shapiro, Mr. Fred Dewey
Mr. Richard Carpenter

Administration: Dr. Merle Horowitz, Mr. Joe Driscoll

Press: 0

Audience: 8

- I. Meeting Called to order by Mr. Michael Molinaro @ 7:30 pm
- II. Pledge of Allegiance
- III. Approval of the Minutes from October 13, 2009
 - A. Mr. Mike Molinaro made the motion not to approve the minutes from October 13, 2009. This agenda will be moved to the November 24, 2009 meeting.
- IV. Approval of Present Agenda Items.
 - A. No additions were made to the current agenda. Mr. Molinaro made the motion to approve the current agenda. Motion passed.
- V. Informational/Discussion Items – Facilities
 - A. High School Renovation Project was updated by Mr. Damion Spahr.

Mr. Spahr started by saying he was pleased to report the notices to proceed were sent out, and the MNHS project has officially started. He then reported that the MNHS project is coming in at 58 million dollars not the 70 million as previously projected. He next discussed the “kick off meeting” this week with Bonnett Associates, and they would have another “kick off meeting” with the contractors.

Dr. Merle Horowitz asked Mr. Spahr about the ground breaking ceremony and if he could please address this with the board. Mr. Spahr discussed there are several different ways to have a ground breaking ceremony, and indeed it should be planned with in the next month.

Mr. Mike Molinaro asked for the start date of the construction. Mr. Spahr said it will start to happen next week, and some demolition will happen before Thanksgiving.

A brief discussion about advising concerned neighbors of the start date along with placement of the site signage.

Skip to "D"

D. Gauntlett Center feasibility study and space programming of MNSD Administration presented by Bonnett Associates and Reynolds Construction Management.

Mr. Don Bonnett reviewed how they will be doing a feasibility study on the Gauntlett Center and how they will advise how to proceed thru a program of their findings at a cost not to exceed \$20,553.00, Reynolds Management not to exceed \$3,000.00. Mr. Bonnett presented the Board a site plan of the Gauntlett Center which consists of 14.2 acres of building and land. He spoke briefly on the cost of operating such a site. Mr. Bonnett discussed the time frame for this study, and it would take approximately two months to complete.

Mr. Carpenter asked if there was going to be a general discussion on this matter. He feels this is premature and is not what the Board and Administrators discussed a couple of months ago. Mr. Carpenter spoke of the obligations to the community, and of the tripartite arrangements with both townships. He believes we should know our obligations before this study can move forward. Mr. Carpenter also included that we have not done our homework with both townships concerning the community center. This decision cannot be solely based on the MNSD Administration. This study should not go forward and should not even be discussed until February of 2010 as previously agreed upon and all the homework is done.

Dr. Merle Horowitz stated it is the Boards pleasure to contract Reynolds and Bonnett for the study.

Mr. Molinaro asked if the study looks at everything.

Mr. Bonnett replied the study will look at 1). Programming the Administration 2). Evaluation of the structure itself and 3). Re-use of the building.

Mr. Fred Dewey asked for a time line of the study and if indeed the \$20,553.00 fee is correct for the study.

There was a brief discussion on what the study entails, along with how to collect all the data needed for this study.

Dr. Shapiro interjected by stating this study has already been completed at no charge by a commercial real estate broker. There was brief discussion between the Mr. Sokoria and Mr. Driscoll regarding the square footage needed by the administration, and how much it would cost per year to rent.

Dr. Shapiro stated he is very confused about this study and how exactly we arrived to this point. He has not heard one report back from the Board Subcommittee to this point. He is very concerned and amazed at exactly who and why Bonnet & Reynolds were asked to do this study? Dr. Shapiro said the Board did not follow thru on what they were going to do. This process is premature. Dr. Shapiro asked the question, what was going on?

Mr. Sokoria replied, he has talked to many people in the community. He needs more information to give the right answers to them concerning the Gauntlett Center. He explained the need for a professional study to answer all of the questions concerning the matter.

Mr. Carpenter agreed for the need for more information. He also disagreed on how many people this would effect, not just the educational end of the district, but many other people in the community. We need their input as well for the center.

Mrs. Dana Kaufmann stated she agrees with the study.

Mr. Dewey believes this is a "catch 22", and wanted to know if there is a credit back situation if we use their building services after the study on the Gauntlett Center.

Mr. Bonnett answered, yes, absolutely.

There was a brief discussion concerning the Gauntlett Center and its pro's and con's. The discussion ended with Mr. Carpenter reminding everyone of the tripartite with the two townships.

Dr. Shapiro went on record to state," he is not thrilled with this process and the way it is going". With all do respect, how did Bonnett and Reynolds get awarded this study?

Mr. Molinaro stated he could not speak for someone who is not present.

Dr. Shapiro asked, if Mr. Mike Dumin contracted these vendors without Board Approval?

Mr. Molinaro again stated he could not speak for someone who is not in attendance.

There was a discussion between the Board on how this contract was given to Bonnett Associates and Reynolds Construction. Dr. Merle Horowitz stated for the record that on the October 13, 2009 at the Facilities and Transportation meeting minutes, there was a discussion item to contract Bonnett and Associates and Reynolds Construction for a feasibility study.

Mr. Spahr discussed the study and the similarity to how they did the MNHS project. It will be detail the administration, the educational programs, and also the communities' needs.

Dr. Shapiro stated for the record, that when it comes to the Administration, he would like to see more of what happens in corporate America than what happens in public schools.

Mr. Carpenter stated the difference between the MNHS project study and this study, is these vendors knew what they were providing for. He stated them, nor we know what or who to provide for, there is not enough information on what the community needs. We already know what the Administration needs. Mr. Carpenter's opinion is this study should be done, but not now, it's too premature without more information on everyone's needs.

Mr. Bonnett stated they will learn as they go.

Mrs. Nancy Galbriath stated everyone has there own opinions on the Gauntlett Center, but as for herself, she needs this study to be able to make decisions.

B. Recommendation for motion to hire David Blackmore & Associates, 3335 West Ridge Pike, Pottstown, PA 19464 as the independent testing agency for the High School renovation project at a cost not to exceed \$82,000.00.

Motion approved to Full Board.

C. Recommendation for motion to hire Reynolds Construction Management 3300 North Third St., Harrisburg, PA 17110 for additional services for construction phase HVAC and emergency generator commissioning for the High School Renovation and Addition Project at a cost not to exceed \$189,238.00

Motion Approved to Full Board.

D. Recommendation for a motion to hire Bonnett and Associates and Reynolds Construction Management to do a feasibility study on the Gauntlett Building and property as well as space programming for the administration. Reynolds Construction Management cost not to exceed \$3,000.00 Bonnet Associated cost not to exceed \$20,553.00.

Motion approved to Full Board.

Mr. Dewey asked for a brief explanation of items B and C.

Mr. Spahr stated for B, you would need an outside vendor to come in and check to see that everything was done correctly and up to code. For item C, Someone other than the General Contractor inspecting the HVAC job to inspect and operating to its full efficiency and capacity.

VI. Information/Discussion Items – Transportation

There was no discussion for transportation

VII. Other Business

There was no other business

VIII. Public Comment

There was no public comment

IX. Summary of Items moved to Regular Board Meeting

X. Adjournment