

NESHAMINY SCHOOL DISTRICT  
Langhorne, Pennsylvania

PUBLIC BOARD MEETING MINUTES  
NESHAMINY BOARD OF SCHOOL DIRECTORS  
(PUBLIC MEETING)  
December 12, 2005

The Neshaminy Board of School Directors met in public session on December 12, 2005, in the Board Room of the Maple Point Middle School. The following persons were in attendance:

**BOARD MEMBERS:**

Mr. Richard M. Eccles, President  
Mrs. Sue C. Barrett, Vice President  
Mr. Joseph R. Blasch  
Mr. Jason Bowman  
Ms. Irene M. Boyle  
Mrs. Susan Cummings  
Mr. Frank J. Koziol  
Dr. William H. Spitz  
Mr. Ritchie Webb

**ADMINISTRATORS:**

Dr. Louis T. Muenker  
Mr. Joseph V. Paradise  
Dr. Sandra Costanzo  
Mrs. Jacqueline Rattigan  
Mr. Bruce M. Wyatt

**SECRETARY:**

Mrs. Anita E. Walls

**SOLICITOR:**

Thomas J. Profy, III, Esquire

**STUDENT REPRESENTATIVE:**

Miss Lauren Ramsey

**OTHERS:** Approximately 35 persons from the public, staff and press

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1. **Call to Order**

Mr. Eccles called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

Mr. Eccles requested those in attendance join in the salute to the flag.

3. **Announcements**

No announcements.

4. **Public Comment**

No public comment.

5. **Student Representative Report**

Ms. Lauren Ramsey provided the following report:

- Gym 1 heat has been fixed at the High School
- Winter Sports – Swimming, Wrestling, Bowling, Track, Basketball
- Holiday Concert took place in the Kloos Auditorium – Choir and Orchestra performed
- Chanticleers (division of Choir) have been going to Churches and other community events to perform
- Rehearsals for the school musical began this week
- Annual Blood Drive by National Honor Society was canceled, however will be rescheduled for the Spring
- Accreditation for Growth has visited Neshaminy and evaluations are taking place

**6. Items for Discussion**

**a) Review of Neshaminy High School Additions/Alterations Project**

- **Review of Architectural Design**
- **Projected Costs & Value Engineering**
- **Schedule & Phasing Plan**
- **Review of Act 34 Booklet**
- **Questions & Answers**

Mr. Paradise introduced Mr. Walt Tack and Mr. Jeff Merritt from Reynolds Construction Management, Inc. and Mr. Paul Erickson from ATS&R.

Mr. Jeff Merritt advised that the presentation this evening will include design updates, projected costs and value engineering, schedule and phasing plan and finally a review of the Act 34 Resolution and any questions that the Board may have.

The presentation began with a review of the architectural design by ATS&R which was provided by a power point presentation. Mr. Tack then explained the projected costs and value engineering. Mr. Tack encouraged the Board members to review the Act 34 Booklet which provides details regarding costs and contractors.

Mr. Paradise noted that the architectural and engineering fees are already contracted with the two firms, ATS&R and Reynolds Construction Management.

Ms. Boyle inquired regarding construction contingency costs. Mr. Blasch requested a further explanation on the bid alternates and Mr. Koziol requested clarification on the school administrative offices and the uses for Gym 2 as the maintenance facility in order to close the Eisenhower facility. Mr. Koziol also expressed concerns with technology being financed over twenty years. Mr. Koziol requested information on the spread footings and it was explained that it essentially spreads the weight of the building over the ground. All grounds have been tested and the soil capacity numbers have been obtained and good bearing is available. Mr. Koziol further questioned the fume hoods, score boards in gym 3 and backstops. Mr. Eccles inquired regarding the asbestos abatement and building demolition and it was advised that these two portions will take place simultaneously in order to save costs.

Mr. Webb questioned why there would be approximately 13 contractors involved with the project. Typically, using this many contractors keeps the project costs down. Mr. Webb inquired regarding the Art Gallery. The Art Gallery is just about the same size as a regular classroom and will cost approximately \$90 to \$100 square foot to renovate. The Gallery will also be utilized by others, not just the Art Department.

Mr. Webb requested clarification that the project was not being slowed down by any Board members or Administration and the project is currently on schedule.

Mrs. Cummings made inquiry as to the 16 modular classrooms and the installation, lease and removal at a cost of \$700,000.

Mrs. Barrett asked what type of flexibility is still available with the design that has been presented this evening. Due to the time frame it is drawing near the end of flexibility. The documents are being prepared for bid and the further along it goes the less flexibility exists. Detail work and fine tuning are occurring at this point.

Dr. Spitz requested clarification about the roof. Currently, a premium roof is still being considered and more savings are still being sought.

Mrs. Barrett questioned the windows and the difference between a fixed sash and an operable sash. In a fully air conditioned building it is more beneficial to have fixed sash windows, due to the fact that the heating and

air conditioning systems are difficult to function when windows are being opened and closed. Fixed sash windows are a considerable savings and are recommended by the Administration and engineers. Each room will be thermostatically controlled.

Mr. Koziol was concerned that the Gymnasiums were not air conditioned. This is typically the case since it is very difficult to air condition that amount of space and is very cost prohibitive. Locker rooms will be very well ventilated.

Mrs. Barrett inquired regarding energy costs. Due to the fact that the current building is not air conditioned there will be higher energy costs, however, it will be more energy efficient than the existing.

A review took place of the upcoming milestones:

- December 12, 2005 Board Authorize Act 34 Hearing Resolution
- January 10, 2006 Act 34 Hearing
- February 14, 2006 Special Board Meeting Approve Plancon D & E
- February 21, 2006 Board Review 90% Construction Document Estimate & Approve Plancon F
- February 23, 2006 Release for Bid
- April 5, 2006 Receive Bids
- April 18, 2006 Board Approve Award of Contracts
- May 17, 2006 Board Approve Plancon G
- May 22, 2006 Begin Construction
- October 2009 Substantial Completion

Mr. Paradise advised Board members that the Resolution that the Board will be asked to approve this evening is to set the maximum total project costs and then to advertise the Act 34 Hearing as being January 10, 2006. At the Act 34 Hearing the Project Description Booklet will be provided and gives a history of the project, need for project, Plancon A is reviewed and options considered to date. Board members were provided with a draft of the Act 34 Project Description Booklet.

Mr. Paradise also reviewed with Board members the Debt Service Schedule and interest funds which will be obtained from the \$70M which will be borrowed. Mr. Paradise noted that the district has been able to maximize reimbursements from the state to the amount of 11% or approximately \$13M.

Mr. Bowman noted that the Act 34 document does provide a history of the project. The Board compared numbers from the Act 34 document from September 9, 2003. Previously the borrowed amount was to be \$90M and this project is requiring borrowing of \$73M. The interest rate currently is lower, the principal is lower and the term is only 20 years.

Mr. Paradise advised that 11 full time positions will be saved by moving the 9<sup>th</sup> grade to the high school.

Mr. Webb noted that the numbers currently do not reflect the savings on closing Neshaminy Middle School and the prospective rental income from Neshaminy Middle School.

The Act 34 Project Description Booklet will need to be available to the public by December 19, 2005.

## **7. Public Comment**

Mr. Solis Basin, Langhorne, PA, stated that this was the best meeting that he attended in several years. Everyone on the Board had questions and comments. Mr. Basen wanted to know whether the cafeteria was being enlarged because of the 9<sup>th</sup> graders coming in.

A response to Mr. Basin's question was that the enlarging was taking place for that reason. Mr. Basin was also concerned about the parking lot space for the football games. It was noted that another parking lot

was not being added, but the existing parking lot would be reconfigured to provide more efficient use. Mr. Basin would like to see any savings on the bids be kept as a savings and keep the cost down to the public, and not be used for frills.

Mr. Bowman directed a question to the Solicitor regarding the issue if \$73M is borrowed does \$73M need to be spent on the project. Mr. Profy stated yes, but it is a qualified yes, and bond counsel will describe the flexibility for the utilization of excess funds.

Mr. William O'Connor, Langhorne, PA, questioned whether the area outside of the Kloos Auditorium was going to be air conditioned. The response was yes. Mr. O'Connor questioned whether any major maintenance items would need to occur within the next three to five years, or is this all inclusive. Some areas have been detailed in the report, i.e. Gym 1. Some issues may be marginal.

Mr. O'Connor further discussed the contingency fee at 5%, and why the construction manager feels comfortable with the number. The response was that the construction manager has had a good track record in controlling costs on a project and that 5% is very manageable.

Mr. O'Connor wished everyone a Happy Holiday!

Mrs. Martha Lindner, Langhorne, PA, stated that the meeting was a pleasure to listen to and watch. Mrs. Lindner is very encouraged with the amount of information that the Board members have put into knowing about this project. Mrs. Lindner is happy with what she sees. Mrs. Lindner is concerned about the air conditioning and closed windows. At the Maple Point facility there have been times where it has been very difficult in some of the classes. Mrs. Lindner would hope that the engineers would address the concerns before problems arise. Mrs. Lindner is very confident that the district is moving forward into the future.

8. **Items for Approval**

a) **Act 34 Resolution for Neshaminy High School**

The Board will consider the Act 34 Hearing Resolution which will set the date for the Act 34 Hearing, including estimated costs as required by law.

Mr. Ritchie Webb presented the following Resolution:

**The Board of School Directors of Neshaminy School District hereby adopts for the Neshaminy High School Additions and Alteration Project ("Project") a maximum project cost of \$77,946,416 as set forth on the attached Plancon D, page 3, line i, of which \$75,386,000 is the project building cost and of which \$2,560,416 is the financing cost and a maximum building construction cost of \$44,809,000 as set forth on the attached Plancon D, page 20, line c, for the new construction portion of the Project.**

**The Board of Directors of Neshaminy School District hereby authorizes and directs a public hearing to be held at 7:00 p.m. prevailing time on January 10, 2006 to provide information to the residents of the School District with respect to the Project. The Secretary of the School District is hereby authorized and directed to cause a notice of such public hearing to be published once in the Bucks County Courier Times, such publication to appear on December 19, 2005.**

**The Board of School Directors of Neshaminy School District hereby authorizes and directs that a Description of the Project be prepared and made available to the public not later than December 19, 2005, and that such description be mailed to the news media for release no later than December 19, 2005.**

**The Board of School Directors of Neshaminy School District hereby authorizes and directs the proper officers of the School District to submit to the Pennsylvania Department of Education (the "Department") a certified copy of this Resolution, together with a copy of the minutes or transcript of the aforementioned public hearing, a proof of publication of the notice thereof and a complete description of the Project, all as required**

by Act 34 of 1973 of the Pennsylvania General Assembly, as well as any other documents required by the Department in connection therewith.

**RESOLUTION** adopted this 12<sup>th</sup> day of December, 2005.

**ATTEST:**

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Board Secretary

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Board President

Dr. Spitz seconded the Resolution.

Mrs. Barrett would like to have seen the project be less and she is not 100% satisfied, however, Mrs. Barrett looks at this as a compromise and she feels that all sides have compromised. In the end the district will have a wonderful new building and a wonderful asset to the community. Mrs. Barrett is grateful that we are at this point.

Mr. Koziol, as a new member of the Board, thanked the old members of the Board, for having the fortitude to stand behind this project and see it through. Excellent job.

Mr. Webb quoted Mr. Wilson, "This is good news for both students and taxpayers, and he is pleased with the plan and has good reason to be optimistic and so do the district taxpayers."

The Board unanimously approved the Act 34 Resolution for Neshaminy High School Additions and Alterations Project.

9. **Other Board Business**

10. **Adjournment**

Dr. Spitz moved the meeting be adjourned and Mrs. Cummings seconded the motion. The Board unanimously approved the motion. Mr. Eccles adjourned the meeting at 8:55 p.m.

Respectively submitted,

Anita E. Walls  
Board Secretary