

MEETING MINUTES

Project: Fox Hill Elementary School
 Subject: School Building Committee Meeting
 Location: Webex Conference Call
 Distribution: Attendees, Project File

Project No:
 Meeting Date: 11/13/2023
 Time: 6:00 PM
 Prepared By: A. Place

Present	Name	Affiliation	Present	Name	Affiliation
✓	Nichole Coscia*	Business Manager	✓	Mike Burton	DWMP
	John Danizio*	SBC Member	✓	Christina Dell Angelo	DWMP
	Paul Sagarino*	SBC Member	✓	Mike Cox	DWMP
✓	Melissa Massardo*	SBC Chair	✓	Steve Brown	DWMP
✓	Eric Conti*	Superintendent	✓	Aidan Place	DWMP
✓	Bob Cunha*	Director of Operations		Jason Boone	DWMP
✓	David Rosenblatt*	Fox Hill Principal	✓	Donna DiNisco	DiNisco Design
✓	Dennis Villano*	SBC Member	✓	Vivian Low	DiNisco Design
✓	Roger Riggs	SBC Member	✓	Neil Harrigan	DiNisco Design
✓	Ed Parsons	SBC Member			
✓	Jennifer Priest*	SBC Member		Chris Campbell	
✓	Tara Carroll	SBC Member		Melissa Ulliani	
✓	Anne Hill	SBC Member		John Iler	
✓	George Papayannis	SBC Member		Elizabeth Melo	
✓	Katherine Bond*	Vice Chair of SBC		Eileen Sickler	
✓	Jeremy Brooks*	SBC Member		Nicci Kadilak	
✓	Christine Monaco*	SBC Member		Adam Senesi	
✓	Martha Simon*	SBC Member		Sarah Visocchi	
✓	Kristen Downie	Secretary		Terry Orfanos	
✓	John Lyons*	Pine Glen Principal		Elizabeth Clancy	
	Margo Bunker*	SBC Member		Bill Boivin	
	Amanda Hanafin	SBC Member		Krystal Anderson	
✓	Melissa Gilberg	SBC Member		Chrissy Sheppard	
				Shari Ellis	
	Nicole Niedermeir			Elizabeth Orfanos	
	Katrina Boscetti			Liz DiTucci	
	Nolan Glantz			Meghan Nawoichik	
	Deirdre Heisler			Kerrie Callahan	

* SBC Voting Member

Item No.	Description	Action
18.1	Call to Order & Intro: 6:02 pm meeting was called to order by SBC Chair M. Massardo with 11 of 15 voting members in attendance.	Record
18.2	<p>Approval of October 21st, 2023, Meeting Minutes:</p> <ul style="list-style-type: none"> ➤ A motion to approve the 10/23/2023 meeting minutes¹ as submitted made by M. Simon and seconded by K. Bond. Discussion: None. Roll Call Vote: K. Bond – Yes – C. Monaco – Yes – M. Simon – Yes – J. Brooks – Yes – E. Conti – Yes – N. Coscia – Yes – B. Cunha – Yes – D. Villano – Yes – J. Priest – Yes – J. Lyons - Yes – M. Massardo - Yes. Abstention: None. Motion passes, minutes approved, 11-0-0. 	Record
18.3	<p>Previous Public Comment Response:</p> <ul style="list-style-type: none"> ➤ C. Dell Angelo goes over previous public comment response. 	Record
18.4	<p>Public Comment (15 Minutes):</p> <ul style="list-style-type: none"> ➤ D. Woodilla makes public comment. Thanking everyone for maintaining the four-school model. He says there is no desire for a three-story building by the community. He also says there is more desire for the building to be located more to the southeast of the property. 	Record
18.5	<p>Invoices for Approval:</p> <ul style="list-style-type: none"> ➤ A motion to approve Dore + Whittier Monthly Invoice No. 13 in the amount of \$20,792.50, DiNisco Invoice No. 9888 for Basic Services in the amount of \$29,545.00, DiNisco Invoice No. 9889 for Traffic in the amount of \$1,797.40, DiNisco Invoice No. 9890 for Wetlands/ANRAD in the amount of \$2,787.57 made by E. Conti and seconded by C. Monaco. Discussion: None. Roll Call Vote: K. Bond – Yes – C. Monaco – Yes – M. Simon – Yes – J. Brooks – Yes – E. Conti – Yes – N. Coscia – Yes – B. Cunha – Yes – D. Villano – Yes – J. Priest – Yes – J. Lyons - Yes – M. Massardo - Yes. Abstention: None. Motion passes, vote approved, 11-0-0. ➤ M. Cox gives a budget update shown in the slideshow. 	Record
18.6	<p>Updated Site and Floor Plans for Review:</p> <ul style="list-style-type: none"> ➤ D. DiNisco goes over the proposed floor plans for the three-story & two-story option in the slideshow². 	Record

¹ October 23, 2023, Meeting Minutes

² D+W PowerPoint Presentation

- K. Bond asks where the addition would be added if needed on the options and trying to make the two-story option not as long. D. DiNisco says all the options show a dotted line at the end to show where the addition could be. She explains the layout of the two-story option in the slideshow showing the 3D massing slide².
- K. Bond asks in option 3C.2 if it can be flipped to not have the buses be close to the neighbors. D. DiNisco says they have another option where it is flipped.
- D. DiNisco talks about the cost difference and energy difference between two-story and three-story options.
- E. Conti talks about the staff saying the two-story option with programming would match. They acknowledge that going from one story to a two story would be easier for them than a one story to a three story. They think a two-story option would better fit their impression of what the building should be.
- M. Simon asks if people want to give specific reasons for there choice of a two story or three-story school.
- C. Monaco says she is fine with two stories and the parents and teachers seem to prefer the two-story option.
- E. Conti says it was pretty clear that the teachers/staff said the two-story option would be easier to manage.
- D. DiNisco clarifies that the two-story options in the slideshow² are 3C.1, 3C.2, and 3D.
- D. DiNisco says 3C.1 has the gym at the top and the bus drop off at the north. 3C.2 has the building flipped with gym at the bottom and bus at the bottom.
- C. Monaco says she's had parents ask why they aren't putting the building where the parking lot is. D. DiNisco says the north option is going where the existing parking lot is. C. Monaco asks where the bus drop off is does it involve clearing trees. D. DiNisco says that is the Geothermal wells she is looking at, which are underground.
- C. Monaco asks why they have so many fields shown in the plans. D. DiNisco says they had a conversation with the recreation department and asked if it was a possibility to have those fields. D. DiNisco says the fields are included in the project cost.
- R. Riggs says he wouldn't want to break up the available overall space so you couldn't use the smaller spaces for things.
- K. Bond says some people from conservation are concerned with putting a field near the vernal pool. She wants to make sure they are protecting the vernal pool. D. DiNisco agrees and says they will.
- D. DiNisco and V. Low go over the different site options in the slideshow².
- J. Priest asks if the traffic circle being proposed is part of the school project. D. DiNisco says it is part of the project.

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- M. Simon says the north two-story school option she saw a lot of positives. As it's far from the vernal pool, has the optimal north south classroom orientation, additional roof area for the PV, and requires minimal paving. It is also a relatively flat development area. Site impacts it seems there is less tree removal as well. The building is 470 feet from the vernal pool buffer. Says none of the options have any building within the buffer zone of the vernal pool. The construction is 85 feet from the existing occupied building providing a lot less disruption than other options. The amount of unsuitable soil that has to be replaced is less. She mentions the conservation letter and their concerns. The letter from B. Boivin raises some important issues if they build on the north side, she doesn't see them as problematic but rather to be mitigated. She says it would cost about 2 million dollars more to build in the southern section than the northern section. She doesn't know of any neighbors on Vincent Road who want the building on the southeast section. She feels that due to all this it's obvious to her to do the northern site option. She is concerned about the issues that were raised, that are fears that people have, they are all important but there are also several other issues.
- B. Boivin speaks on behalf of the conservation commission. Talks about the letter and the factors that went into the letter, such as the jurisdiction they have over. He then reads the letter. Notes that having the building nearer to the vernal pool can act as another buffer for it. Voices his concern about the fields eventually getting lighting. They are concerned with the rooftop system for capturing water, which could lead to affecting the vernal pool.
- K. Bond asks if building the school closer to the vernal pool versus farther away would affect the animals more. B. Boivin says the animals will go back to the same location for the rest of their life as long as there access isn't blocked.
- J. Priest asks who on the conservation commission specializes in vernal pools and have they looked at the research from the Pennsylvania National Heritage Program. B. Boivin says he doesn't have expertise on the study she referenced.
- C. Monaco says she appreciated the Conservation Commission bringing this everyone's attention.
- B. Cunha asks if the fields where they are now are a concern to the vernal pool. B. Boivin says he doesn't think the vernal pool is as protected as it could be.
- D. DiNisco says they will have to file an order of conditions and part of those conditions could be having no lighting for the fields.
- Discussion is had about foot traffic with the vernal pool in regard to the building placement.

	<ul style="list-style-type: none"> ➤ V. Low asks B. Boivin if the conservation commission requests that there isn't a playground on the backside of the school. B. Boivin says no just that it would be a less intrusive type area than a ballfield. ➤ T. Carroll says that there are teacher concerns on the southeast site with having fields close to the road. 	
18.7	<p>Life Cycle Cost Analysis Review:</p> <ul style="list-style-type: none"> ➤ D. DiNisco goes over the Life Cycle Cost Analysis for the HVAC system in the slideshow². ➤ J. Brooks asks about the lifespan of the IRA tax credit. D. DiNisco says it's their understanding that those are here to stay. 	Record
18.8	<p>Cost Estimate Review:</p> <ul style="list-style-type: none"> ➤ D. DiNisco goes over the PSR Pricing and Budget in the slideshow², M. Burton follows to discuss this more. ➤ R. Riggs says that the project to include PV electric generation is not included in this pricing and that may be a value add later on down the line. ➤ C. Monaco asks what the increase to the construction cap was by MSBA. M. Burton says it used to be \$393 per square foot and it was increased to \$550 per square foot. Site work increased from \$39 per square feet to \$55 per square feet. 	Record
18.9	<p>CM vs Design-Bid-Build:</p> <ul style="list-style-type: none"> ➤ M. Burton goes over the CM vs Design-Bid-Build slides in the slideshow². Says they would recommend going Design-Bid-Build. 	Record
18.10	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ None 	Record
18.11	<p>Public Comment (15 Minutes):</p> <ul style="list-style-type: none"> ➤ None 	Record
18.12	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ Community Meeting No. 4 – 7:00pm December 5th at BHS School Committee Room (Hybrid) ➤ December 18, 2023, School Building Committee Meeting – 6:00pm <ul style="list-style-type: none"> ○ Approve PSR (Preferred Schematic Report) Submission to MSBA 	Record

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18.13	Adjourn: 8:40 pm A motion was made by E. Conti and seconded by J. Priest to adjourn the meeting, Discussion: None. Meeting adjourned.	Record
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Sincerely,

DORE + WHITTIER

Aidan Place

Assistant Project Manager

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.