

**UNIONVILLE-CHADDS FORD SCHOOL DISTRICT**  
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**SCHOOL BOARD MEETING**  
**Minutes**  
**August 23, 2004**

The August meeting of the Unionville-Chadds Ford School Board was held on Monday, August 23, 2004 in the Unionville High School LGI.

Mr. Wandersee, President, called the meeting to order at 7:35 p.m. He requested that the group stand for the Pledge of Allegiance to the flag.

The following members were present: Edward Wandersee, Kathleen Brown, Curt Baker, Keith Knauss, Stephen McClaskey, Bruce Swayze, and Timothea Trigg. Mr. Murray arrived at 7:40 p.m. and Dr. Sweeney arrived at 8:45 p.m. Also present were Dr. John Kenney, District Superintendent, Robert Cochran, Thomas Marinelli, Maria Schwab, Dr. Jim Price, John Nolen, Dr. Andrew McLaughlin, David Dickens, Bruce Vosburgh, John Nolen, Rich Hug, Rick Hostetler, Gail Wolfel, Tim Minella, student representative, community residents, members of the press, and Denise Miller, recording secretary.

Dr. Andrew Schwartz, Pennsbury Township resident, thanked the board for volunteering their time toward the improvement of education at Unionville-Chadds Ford. He commented regarding two third grade classes at Hillendale Elementary that were starting out with 26 children in each section (18 per section in 2003-04). He stated that when more children are added to these numbers, it is difficult for teachers to give adequate attention to each student. Dr. Schwartz reviewed the guidelines that were discussed as goals during the reconfiguration from K -3/4-5 to K-5 elementary schools (Grades K-3 - 22 students; Grades 4-5, 25 students). He stated that although classroom aides are helpful, they are not a substitute for small class sizes. Unionville-Chadds ford has an excellent reputation but large class sizes will interfere with the learning environment of our students. Dr. Schwartz requested that the board develop a policy and adhere to it.

Mr. Wandersee thanked Dr. and Mrs. Schwartz for their thoughts and stated that he had had several conversations with them and with Dr. Kenney also. Although he appreciates their comments, he must defer to the superintendent and his staff.

Dr. Kenney also thanked them for sharing with the board that class size changes everything. He stated that this third grade class size is a change from last year where we came in at 22 per class at Hillendale. Our dilemma in public education is that we have finite resources that we keep juggling by going back and forth to our taxpayers and asking for more money for all of the components of our educational community. We're so concerned about

**CALL TO ORDER**

**MEMBERS PRESENT**

**RESIDENTS' COMMENTS**

**Class Size**

achievement patterns and what we've tried to do is to provide an optimum amount of resources, given what is provided to us in every aspect of our enterprise. Year in and year out, class sizes may change; it depends in which building your child is attending. We also have seven other class sizes like that in the district in grades 3-5. Dr. Kenney will not argue that 20 students per class isn't better than 25 but we can't sustain that. We try to allocate resources in every component throughout our district. We generally hire experienced teachers but it costs us more money

You will hear a presentation tonight because our students and some of our citizens are complaining about the temperature when it is above 80 degrees and the humidity is like a steam room. The board will be asked to talk to the public about financing comfort which also affects education. We are trying to juggle the resources we have to maximize achievement. It is certainly favorable to have fewer students. We have put resources into the K-2 grades where research indicates the largest gain. At grade 3, the gain is generally a lot smaller than in K, 1 & 2. We are monitoring it but at this point in time, school starts next Monday.

Mrs. Schwartz stated that when we were renovating the schools, we had K-3 together and grades 4-5 were different. Now we are lumping grade 3 with grades 4-5. What research has changed since then? Mr. Wandersee stated that this is not debating period and suggested that they contact Dr. Kenney for a meeting to discuss the definition of what they are searching for. We cannot give that type of comment that they deserve here tonight.

Bruce Hartmann, East Marlborough Township resident, stated that he had met with the Chadds Ford Elementary Principal and the Director of Elementary Education several months ago to request lesson plans as stated in Board Policy #111 and was refused access. He also requested them from the board. Dr. Kenney stated that lesson plans are a work product of the teachers with individual students and sometimes they have student names on them so they are not subject to public review. He had asked the principals to provide copies to him, which he brought with him this evening (as adapted without names). We have lesson plans, unit plans, and plans for the entire year. We are becoming a standards-based school system – as are all school districts across the Commonwealth. We start out with what we want a competent student to be in English or Math and we backmap. The teachers have to make sure they teach and the students learn those standards. As you'll see in the newspaper, those results are very, very good. In the event that we have an individual teacher who does not seem to be meeting the demands of the principal, we will put an individual on an assistance plan if they are not meeting our objectives. Dr. Kenney stated that he would give Mr. Hartmann the plans if that is what he wants.

**RESIDENTS'  
COMMENTS  
(Continued)**

**Class Size**

**Lesson Plans**

Mr. Wandersee stated that we will have a presentation tonight relative to an HVAC recommendation for the high school. We will be voting on the issue after that to approve the design development phase, not the process as a whole. If anybody would like to comment on it at this point, it would be most welcome.

It was moved by Mr. Wandersee and seconded by Mr. McClaskey to approve the Minutes of the June 21, 2004 Regular Board Meeting. Motion carried (8-0).

It was moved by Mr. Wandersee and seconded by Mr. Swayze to approve the Minutes of the July 15, 2004 Special School Board Meeting. Motion carried (8-0).

It was moved by Mr. Wandersee and seconded by Mrs. Trigg to approve the Minutes of the August 9, 2004 Board Work Session. Motion carried (8-0).

The following financial statements and reports were reviewed:

1. Year-to-Date Summary of Revenues & Expenditures – June 30, 2004 (pp. 3.b.1-2) and July 31, 2004 (pp. 3.b.2-3a)
2. General Fund Treasurer's Reports – June, 2004 (p. 3.b.3) and July, 2004 (p.3.b.1a)
3. Term Investments Reports – June, 2004 (p.3.b.4) and July, 2004 (p. 3.b.4a)
4. Capital Reserve Fund Reports – June, 2004 (p. 3.b.5) and July, 2004 (p. 3.b.5a)
5. Capital Projects Fund Reports – June, 2004 (p. 3.b.6) and July, 2004 (p. 3.b.6a)
6. Construction Project Reports – June, 2004 (pp. 3.b.8-14) and July, 2004 (pp. 3.b.7a-14a)
  - a. Unionville Elementary School Project (pp. 3.b.7-8 and 3.b.7a-8a)
  - b. Chadds Ford Elementary School Project (pp. 3.b.9-10 and 3.b.9a-10a)
  - c. Pocopson Elementary School Project (pp. 3.b.11-12 and 3.b.11a-12a)
  - d. Track & Stadium Project (pp. 3.b.13-14 and 3.b.13a-14a)

Mr. Wandersee requested that the secretary file the reports.

**MINUTES  
APPROVED**

**FINANCIAL  
STATEMENTS  
& REPORTS**

The following reports were reviewed:

1. Unionville Elementary School Field Trip Report for 2003-04 (pp. 3.c.1-2)
2. Chadds Ford Elementary School Field Trip Report for 2003-04 (pp. 3.c.3-7)
3. Hillendale Elementary School Field Trip Report for 2003-04 (pp. 3.c.8-12)
4. Pocopson Elementary Activities Reports for 2003-04 (pp. 3.c.13-16)
5. C. F. Patton Middle School Activities Reports for 2003-04 (pp. 3.c.17-28)
6. Unionville High School Activities Reports for April-June, 2004 (pp. 3.c.29-34)

Mr. Wandersee requested that the secretary file the reports.

It was moved by Mr. Murray and seconded by Mr. Swayze to approve the Bill List dated June 28, 2004 in the amount of \$1,523,517.84. Motion carried (8-0).

It was moved by Mr. McClaskey and seconded by Mr. Swayze to approve the Bill List dated August 1, 2004 in the amount of \$2,091,207.36. Motion carried (8-0).

Mr. Wandersee directed the board members to a memo in their packets from Mr. Ed Murray that reviewed his request to abstain from the following motion. This is due to his representation of Collegium Charter School as a financial advisor. In response to Mr. Knauss' question, Mr. Cochran stated that we are comfortable that the amounts from Collegium are correct.

It was moved by Mr. Swayze and seconded by Mrs. Trigg to approve the Bill Lists for Collegium Charter School as on the attachments (pp. 3.d.22-revised and 3.d.41-revised) in the amounts of \$7,973.67 and \$10,066.05, respectively. Motion carried (7-0-1). Mr. Murray abstained.

Mr. Knauss reported for Facilities regarding:

1. Kindergarten Rooms at Hillendale Elementary – Work is substantially complete on converting the three smaller rooms into two larger rooms, and they will be available for the opening of school.
2. Lightning Strike at Unionville Elementary – Has taken out a number of electrical systems there with a fairly high expense. Rick Hostetler anticipates that the insurance company will

**FINANCIAL  
STATEMENTS  
& REPORTS  
(Continued)**

**BILLS PAID**

**FACILITIES**

**H.E. Kinder-  
garten Rooms**

**Lightning  
Strike – U.E.**

Facilities (Continued)

compensate us for all but the \$5,000 deductible. The telephone, public address, fire alarm and direct digital control systems were all damaged and should be repaired for the opening of school, with the exception of the PA system. In response to Mrs. Brown's question regarding whether this could have been caused by a PECO surge, Mr. Hostetler stated that it probably did not since it occurred during a lightning storm.

3. UHS HVAC Project (Background) - Mr. Knauss stated that the question of air-conditioning at the high school has been around for years. It's hot during the first and last months of school and learning is negatively affected. Concord Engineering graciously did a no-cost study of our existing high school air conditioning system that was presented to the board in May. An additional, important piece of information surfaced that portions of our heating system (from the 1950's, 1980's, and 1991) are beyond their useful lifetime. In addition to adding air conditioning, we were obligated to consider all or a portion of the heating system at the same time. The board engaged Gipe Associates to do a more detailed study that we will hear about tonight. Basically, our options would be:
  - a. Do nothing at this time with a cost of \$0 – no air conditioning and utilizing the current heating system
  - b. Adding portable cooling units to each classroom for about \$1M (with the potential to introduce some noise problems and mold, mildew or fungi liability.
  - c. Option 3 is the addition of an air-conditioning system, much of the existing system being replaced at the same time. This system meets all of the current standards for fresh air and noise but the cost is \$12M.

Mr. Knauss stated that he would be introducing a motion this evening for an expenditure of \$154,000 to do an engineering design. He introduced Mr. Jeff Alban of Gipe Associates.

Mr. Alban reviewed the purpose of their study to provide detailed and different alternates for air conditioning the non-air conditioned portions of Unionville High School. Air conditioning would provide for improved student learning by providing a thermally controlled environment conducive to learning. We do this by maintaining temperature and humidity, providing proper ventilation rates required by following ASRAE and IBC, which are the codes that we follow, and also by developing a system for the new ANSI standards for acoustics in classrooms. There are four long-term solutions that were analyzed.

**FACILITIES  
(Continued)**

**UHS Air  
Conditioning /  
HVAC System**

One system option is to use a variable air volume system using a central chill water plant. Another option was a four-pipe coil unit system, using dedicated ventilation system so that we could condition the outside air that we bring into the building. A third option is a standard water source heat pump system, again using a dedicated ventilation system to bring in outside air. The fourth system option was a geothermal system that uses the earth to provide the heating and cooling for the building. We also looked at two short-term solutions – portable units in each classroom (two smaller units in each room or one larger unit). They cannot endorse portable units in classrooms due to flexible ducts, condensate hoses, etc. in the classrooms. This option would not include the cafeteria, gym, locker rooms or corridors.

The overall recommendation would be to replace the existing mechanical cooling system with a single, large central plant that serves the entire building. From a heating standpoint, the boilers are from 1959 and 1965 and they recommend replacing the heating system. From a space standpoint, the four-pipe, variable air volume system was the lowest life cycle cost to add air conditioning into the facility. We looked at only air conditioning the spaces not currently air conditioned but the cost difference is minimal.

### Phasing

The study proposes an 18-month construction time covering two summer times and would work through only one school year. We propose to take a path through the building on the top floor at the end of the building and work back to the boiler room. The current systems are an up feed system and the third floor ceiling space is open to accept new distribution systems. With that in mind, we can do that work in the summer and work our way back down as we take out the old system. The lead time to order equipment is about six weeks for boilers and 16-20 weeks for chillers. We're hoping to get the new heating plant on line while using existing system until the new heating plant will be ready to go in the fall. Even if we don't have the new system ready, we'll have our existing system until we do our tie-ins. We will install the cooling system in the wintertime when the chillers are here. During the second summer, we would finish what we did not do from a space standpoint. We would work in blocks of six to eight classrooms at a time (using portable classrooms). We will get the best "bang for our buck" by keeping the contractor here during the daytime so we have to make provisions for them to be able to work before, during, and after school. Mr. Knauss commented that the noise will be minimal; safety will be maintained during school and disruption will be kept to a minimum. Mr. Alban stated that we would need to make provisions in our specifications.

## **FACILITIES (Continued)**

### **UHS Air Conditioning / HVAC System**

In response to Dr. Kenney's question, Mr. Alban stated that the report calls for eight classrooms for a year term to be placed in the parking lot adjacent to the cafeteria and auditorium. We would like to get as many classroom spaces as possible but we realize there may be times when we need a classroom to buffer some of that noise and to keep a separate egress for the contractors.

In response to Mr. Knauss's question, Mr. Alban stated that they had done about six high school renovations in the past ten years. He does schools and that is about all he designs. This is a tight phasing plan and we really need the two summers to complete the project.

In response to Mrs. Brown's question regarding the 18 months of construction, Mr. Alban stated that the contractor would need to be on board to start before school dismissed for summer. Although we don't see activity, there is a lot of work to get the contractor on line to develop phasing plans and order equipment. The contractor would need to get started in March to accomplish preliminary things in order to get started in the summer. Mr. Alban would monitor the milestones of the phasing schedule.

Mrs. Brown also asked about the bids coming in higher or lower. Mr. Alban stated that there will be deducts and alternates in the bids. They try to handle the swing of the marketplace (i.e. steel pricing from last year) but cannot judge what will happen nine months from now. They try to build in flexibility and their firm has been involved in 200+ schools. They keep a database of all of the bids that come in and do a lot of systemic work, etc. They feel pretty comfortable that the numbers in the report will come up pretty close but try to monitor them.

In response to Mr. Wandersee's question regarding the need for a construction manager, Mr. Alban stated that they do offer a value but they would only recommend you have one if you involve them early. They could give us a good constructability review regarding some of the phasing costs.

Mr. Wandersee inquired about a clerk of the works. Ms. Marotta stated that if you don't have someone that you could dedicate to the project in house, you should have a clerk of the works. Mr. Wandersee commented that a clerk of the works is usually a lot less experienced than a construction manager. In response to Mr. Wandersee's question, Dr. Kenney and Mr. Hostetler stated that we do not have a full-time person on staff for this position. Mr. Wandersee stated that a clerk of the works would add \$200,000 to the project vs. a construction manager at about a half-million dollars. Ms. Marotta stated that there would be three plans – HVAC, general, and electrical contractors.

Mr. Wandersee stated that this is a major renovation. If we do this, where do we stand in 10 years? Dr. Kenney that a list of other repairs and updates that might be necessary was discussed at the last meeting (hardware, doors, windows, the size of the auditorium and gym, trying to accommodate the full student body within the classrooms, furniture, and a sprinkler system – not full renovation). Also, if there were some new technological development that we did not anticipate or we had a spurt in growth at the secondary level, that would necessitate add-ons.

Mr. Wandersee asked if the proposed plan is add-on ready? Mr. Alban stated that it is – he and Maryann explored possible additions and what that would mean to our mechanical and electrical systems and where they would be located. We would have systems capable for this current facility but there would be provisions in the plans to block in additional boilers for heat and additional coolers for air conditioning. We recommended the sizing of the piping for that possibility. We would have to extend the piping from the other side of the wall into the addition. The basis of their recommendation is that existing classrooms remain classrooms and office areas remain office areas.

In response to Mr. Wandersee's question about if we did nothing, Mr. Hostetler stated that regarding the current system as a whole, the weak point is the boilers. We could get 5-10 years out of them though. Mr. Knauss reviewed the ballpark figure (\$8-9M) from his discussions with Mr. Alban if we wanted to replace just the heating system with latest equipment meeting the latest standards. The cost of air conditioning would be \$3-4M on top of that. Mr. Alban stated that one is dependent on the other. For example, the heat system without air conditioning would be \$8-9M (piping for the new type of system). There is a lot of shared equipment, so this is a difficult question to answer.

In response to Mr. Wandersee's question regarding current standards for air movement in buildings, Mr. Alban stated that today's standards are 15 CFM per person for a classroom and 20 CFM per person for science rooms, gymnasiums, and cafeterias.

With regard to utilizing window units, Mr. Knauss stated that he did not realize that when you have 30 bodies in a classroom, you have 30 miniature heaters that contribute to heat load. They also give off CO<sub>2</sub> so you must bring in fresh air. Mr. Alban stated that schools are very unique facilities. People produce latent heat from moisture that evaporates from their bodies and the sensible heat. A lot of their equipment in HVAC is designed for high sensible heat gains (computers, lights) but they do a poor job of dehumidifying. They researched equipment and matched compressors and cooling coils to give a high sensible heat ratio but they have a very little capability to dehumidify. There have been a lot of mold/mildew issues today leading to litigation when you cannot dehumidify to the quantity to which you need. You need to have equipment to provide dehumidification to satisfy ASRAE requirements. The

**FACILITIES  
(Continued)**

**UHS Air  
Conditioning /  
HVAC System**

## UHS HVAC Project (Continued)

standards/code can be enforced for litigation and now call for maintaining 65% maximum humidity for inside air space. As engineers, they must provide the appropriate equipment. We have sensible heat gain and when it's humid outside and you don't bring in ventilation, you have a CO<sub>2</sub> issue. You have to be able to bring in ventilation and dehumidify it; if not, the school is not a success and he is not a success.

Mr. Knauss asked about students in the back of the room who would be seated next to a portable air conditioner while trying to listen to the teacher. Mr. Alban stated that a typical voice is about 60 N.C. and if you are within three feet of the teacher, you could hear. If not, you would hear the air conditioner and the teacher must elevate his/her voice. After time, their voice becomes stressed. There is a new ANSI Standard that certain noise levels need to be maintained in classrooms. They must have a quiet environment for teaching and learning. In Maryland, they are publishing guidelines that adopt most of those ANSI standards. He agrees with using ducted systems vs. unducted systems.

Mr. McClaskey inquired about how many classrooms are currently air conditioned in the high school. Mr. Alban and Mr. Hostetler estimated that about 70-72 rooms are air conditioned in the blue area and 25 on "C" floor. Mr. McClaskey asked about options that were considered as a permanent band-aid solution by mounting something on roof and getting air down from the top. Mr. Alban stated that this is their plan – for a sensible heat ratio and the types of equipment, if you didn't put in a chill plant, you would still be taking down ceilings, doing duct work, controls, etc. We cannot use the light, commercial type of units; they must be semi- custom units to match the evaporation load, etc. Once you do that, you're driving your costs back up. If they're less efficient than a chilled water system, you're buying more expensive rooftop units to handle the latent load and spending a whole lot more. The controls and ceiling would remain the same.

Mr. McClaskey stated that it's mainly an academic issue and he is not as concerned about the gym, etc. Mr. Alban stated that there are still educational spaces in the single-story wing, etc. This study doesn't put air conditioning in the gym; that would be an add-on alternate. In response to Mr. Wandersee's question, Mr. Alban stated that he would need to meet with Maryann to provide numbers for adds and deducts – it shouldn't take too long. Mr. Wandersee commented that if we had enough deducts, we would not be talking \$12M. He stated that we had built three schools and in at least two of them, the costs went up when we re-engineered.

Mr. McClaskey asked whether the board could build a brand-new, 70,000 square foot building for what is being proposed (if we're looking at 70 classroom spaces with about 1,000 square feet each). Ms. Marotta stated that we would be throwing away what we have. Mr. Alban commented that part of

## FACILITIES (Continued)

### UHS Air Conditioning / HVAC System

### UHS HVAC Project (Continued)

it is structural and their overall recommendation was to put one big chiller system in to gain diversity and efficiency of the building. This will save in maintenance and operating costs and is a very expensive option but they're the best costs based on their database of information. They feel their costs are good.

Mrs. Trigg asked whether there was any idea of how long the equipment would last. Mr. Alban responded that their life is typically 25 years. The boilers they have proposed have a life expectancy of 35 years. The main thing is the maintenance and not changing the function of the space from classrooms to offices, etc.

Mr. Wandersee stated that the issue tonight is the approval of funds for the design portion of project. In response to his question, Mr. Alban stated that the shelf life of the project depends on where you stop the design development. You could pick it up easily later on an develop the process. Marianne commented that as far as what we have gotten in the package, what could occur over a few years as code changes are made is that it would change the premises of the project. Mr. Alban stated that we could do the designs and put it on hold for a year. He stated that they also design some really nice schools and inexpensive schools that other owners like to duplicate within their county. They are completing a prototype right now using a design from five years ago. The have a fee to adjust the documents based on code requirements.

It was moved by Mr. Knauss and seconded by Mr. Murray to approve the design development phase of a proposed Unionville High School HVAC system with MM Architects, Inc. at a cost of \$154,000.00. Mr. Wandersee requested comments from board members.

Mr. Swayze stated that he is not opposed to going ahead with the proposal but very much opposed to the project at this point. We started out with the air conditioning issue and the comfort of the students but the price tag on this approach is appalling and he could never approve it. Because the heat system has a life of 5-10 years, this tells him that they will need a multitude of changes. It seems to him that we need to do a patch and go with the heating system as we have it until well into the time when the school really needs restoration, overhaul, and a new approach as to its use. If we go ahead and install the system, there may be enough changes to possibly cause its significant overhaul due to ASRAE Codes, etc. He proposes that for the comfort of the students we go to a temporary air conditioning system. There is an issue of the noise level but what do the teachers and students want (more noise and comfort or less comfort and noise)? He does not think we can afford to answer that with a \$12-13M project.

### FACILITIES (Continued)

### UHS Air Conditioning / HVAC System

## UHS HVAC Project (Continued)

Mr. Baker stated that he is a friend, not a foe, of those who wish to create an appropriate learning environment at our high school. He is on record and reiterated tonight that it's unfortunate that a decision reached more than a decade ago to omit air conditioning during renovation as a cost saving measure continues to haunt this District. He is concerned that teaching and learning are negatively impacted when classroom temperatures rise above 80 degrees, which happens frequently at the beginning and end of the school year. It is odd that the school district with the highest median household income in the state is unable to provide a comfortable learning environment at its high school.

Mr. Baker is deeply concerned by the direction the effort to address this issue is taking. He voted for a \$30,000 feasibility study to be completed to assess three options:

- A \$5 million to \$7 million comprehensive HVAC project
- A \$2 million air conditioning only project
- A \$1 million stop gap measure that would place portable air conditioning units in currently uncooled classrooms

He hoped the study would clarify the pros and cons of each option so that the Board could make an informed decision regarding the best path to pursue. Instead, the study transformed the discussion to an entirely different level and we learned:

- The \$1 million portable AC option, which was only assessed in a cursory manner, has noise and other environmental issues to be overcome in order to be viable. Our Buildings and Grounds Supervisor asserted at Thursday's Facilities Committee meeting that under no circumstances will he support this option.
- The \$2 million AC only project was deemed not viable and was not assessed.
- The \$5 million to \$7 million HVAC option will, in fact cost more than \$12 million to complete. Additionally, installation of an air conditioning/heating system in the high school will require at least 18 continuous months of construction, since the infrastructure necessary for air conditioning is not in place. Walls, ceilings, and floors need to be breached in order to retrofit the necessary pipes and other equipment. This will result in significant inconvenience for students and teachers, since classrooms in affected construction areas will need to be relocated to temporary trailers that would be placed on the school grounds. At least one full school year and, perhaps, part of a second, will be this way.

## FACILITIES (Continued)

### UHS Air Conditioning / HVAC System

## UHS HVAC Project (Continued)

Moreover, air quality standards and other construction codes have changed over the five decades since the high school was originally built. At the time of each addition, upgrade or expansion of the high school, construction was consistent with the standards and codes of the time. Nonetheless, if we proceed with a project of this magnitude, the District will need to make a number of changes, often unrelated to the project, to bring things up to the standards and codes of today. Said differently, if a wall is opened and what is found inside is not fully consistent with today's code, then, in many instances, what is found must be brought into current code compliance before the wall can be closed up again.

For reference, the \$12 million cost estimate is about the same cost as the entire renovation of Chadds Ford Elementary and about two-thirds the cost of construction Pocopson. Assuming we fund the project entirely with bonds, it will result in a permanent tax increase of more than 1.5%.

So, based on what has been put in front of us, we as a Board are now faced with a stark choice. Either pay more than \$12 million to fix a problem that will not add one classroom, buy one book, or hire one more teacher – OR – do nothing and continue to provide an unsuitable learning environment for our teachers and students. We're also told that we need to decide quickly, because if we don't commit to the project by October, we'll delay things another year.

Mr. Baker's instinct is that in our rush to address this problem, we have short-changed the search for creative solutions that are less expensive and, while perhaps not as comprehensive as what is in front of us, are suitable effective.

With all of this in mind, here's where he stands on this issue:

- If we were to take a vote today to authorize the full project, he would vote "no." If he's at a baseball game and the price of a glass of water is \$150, he may be very thirsty, but will probably make due. Said differently, without additional evidence of need, the \$12 million price tag is too rich for my blood.
- What constitutes "evidence of need?" In his book, it would be any or all of the following:
  - ✓ Demonstrated broad-based community support for this project at the \$12 million expenditure level and 18+ month disruption to our learning environment
  - ✓ Clarity that we truly have looked dispassionately at less expensive and less intrusive alternatives and that the \$12 million program is the only viable course of action

## FACILITIES (Continued)

### UHS Air Conditioning / HVAC System

UHS HVAC Project (Continued)

- ✓ Further evidence that this truly is an issue that must be addressed and addressed now.

At the Facilities Committee meeting last Thursday, Mr. Baker indicated that he would support tonight's motion for a \$150,000 expenditure based upon the understanding that the authorized work has a long shelf life and will be usable in the future even if the project is delayed. He does not want to hold up this project inappropriately.

However, he is signaling in the strongest way possible that his "yes" vote on tonight's motion is **not** yet an endorsement of the project as currently contemplated.

Tim Minella, student representative, commented that if the board believes \$12M is too expensive, he would hope that we continue to look at other options to cool the high school. With the current plan, he asked about the extent of the classrooms that would have to be displaced and moved to portable classrooms. Mr. Alban reviewed the rough phasing plan where "C" level would be going during the first summer. They would progress down with blocks of rooms until they are at the bottom. At some point, everyone would be displaced, up to eight classrooms.

Mr. Murray has been trying to speak with other board members and has some of the same issues as Mr. Baker with the 18-month schedule and the sustained need. In his experience working on hundreds of construction projects, he always seems to see the need in the form of student growth or sustained need for programmatic change. He was looking for a sustained outcry and understands that it gets very hot in one wing. He's not hearing the same amount of outrage from the lower portions of the building or considering the number of people here today regarding such a large issue. He feels that Mr. Baker is right about the \$1.2M of additional expenditures per year over the next 20 years. Generally, he likes to see more public that would be directly affected in this room right now and also a sustained understanding. He'd also like to see that the teachers, administrators, and students have an understanding that people will be displaced over a number of months. He asked if everyone is fully aware of what we are undertaking here? This is almost a full project – the same as a new school. He would support the motion for the study but has great reservation as does Curt Baker as to the sustained outcry for the project.

Dr. Sweeney asked about the impact on the incentive to look at alternatives by supporting this motion. Mr. McClaskey stated that he would rather spend \$150,000 to look at options.

**FACILITIES  
(Continued)**

**UHS Air  
Conditioning /  
HVAC System**

### UHS HVAC Project (Continued)

Mr. Knauss reviewed his logic for this project. Will the premier school district in Pennsylvania – one of the top 1% in PA – ever put air conditioning in the high school? He cannot imagine that we will not put air conditioning in the high school eventually. Is there a more opportune time when we could piggyback this on some future project? The administration does not see anything coming up in the next 10 years. Is there a need for air conditioning in high schools? Mr. Alban has not designed any schools in the last ten years (+200 schools) without air conditioning. Mr. Knauss concludes that there is a need for air conditioning in schools. For some reason, a lot of people feel that air conditioning is needed in schools. The engineer has looked at a temporary design and does not recommend it nor do the contractors or Concord Engineering. If there are alternates, he thinks they would have told us about them. Do we just want to air condition the third floor? Let's do the whole thing. Although he hates the price tag, that is what it costs. It will not get better later on. He feels that it's \$12M or nothing.

Mr. Wandersee thanked Mr. Knauss. Mr. Wandersee's analysis is that this started with one weed to air condition "C" floor at Facilities Committee and then grew into a whole garden of weeds. We are still the top of Pennsylvania's 1% performance schools and did it without air conditioning. Dr. Kenney commented that our elementary and middle schools are air conditioned. He thinks at some point we will have to bring the school up to standards. In the Facilities Committee meeting, it was agreed to use portable units in two classrooms to see how they function. Mr. Wandersee thinks that needs to be examined before committing to the whole project. He has a lot of faith in Maryann and Gipe's firm that the shelf life of the engineering study would be applicable two to three years out unless the code changes. He's not sure we want to spend \$12M today if Mr. Hostetler says we have 5-10 years out of our current boilers. We need to study that. He was going to support the study due to the shelf life and while we test the portable units.

Dr. Kenney commented as a non-voting board member. He stated that the current system does not heat or cool well and he has read many e-mails about it. He has been up in a couple of rooms in the middle of winter where we've had to move to a warmer spot in the building. He still looks at it from a financial standpoint and comes up with \$2M if we had done it 10 years ago (now six-fold that cost). If we had not done the renovation when we did, it would cost \$40M now – a four-fold increase to renovate the high school. If we are somewhere between three to six years, it would be a four-fold increase if we wait 10 years (looking at \$52M to do this project). We do know that the cost today could ultimately save the taxpayers in the long run. Everybody is saying this space needs to be conditioned. He would prefer to pay yesterday's costs with tomorrow's money. This is the best way to approach it if it has to be done.

### FACILITIES (Continued)

### UHS Air Conditioning / HVAC System

UHS HVAC Project (Continued)

Mr. Murray stated that the legislature has enacted new legislation that will compel school districts to a referendum if their budgets are over an indexed amount in the future (if over the inflation increase). While this project does not add a single classroom or book, he is now thinking that given what we are going to see in the upcoming future in terms of legislation, at what point in the future will the public agree to \$1.2M/year for something they cannot see, feel or touch? It would probably be a lot more difficult than it is now. Maybe we should think about the fact that if we don't move forward we are probably saying that it will not get done. In some instances, Keith – we either say it's going to get done or not. Given that, we are going to have to do something.

A roll call vote was taken:

Mr. McClaskey -	No	Mrs. Trigg -	Yes
Mrs. Brown -	No	Mr. Baker -	Yes
Mr. Knauss -	Yes	Mr. Murray -	Yes
Mr. Swayze -	No	Dr. Sweeney -	No
		Mr. Wandersee -	Yes

Motion carried (5-4).

Mrs. Brown reported that there were not action items tonight for Curriculum. In response to her question, Mr. Hostetler stated that we are in good shape and all of our schools are ready to open.

It was moved by Mr. Murray and seconded by Mrs. Brown to award the bid for the purchase of a 2004 Jeep Grand Cherokee to D'Ambrosio Chrysler Jeep, Kennett Square, PA in the total amount of \$30,230.  
Motion carried (9-0).

It was moved by Mr. Murray and seconded by Mr. Swayze to award the bid for the lease (for a five-year term) of musical instruments for Unionville High School to Washington Music Center as on the attachment (p. 6.b.)

In response to Mr. McClaskey's question about why we did not pay cash, Mr. Cochran stated that we did not bid to do that. The Curriculum Department budgeted \$21,000. We typically don't buy instruments. Mr. Cochran spoke with Dr. Price and Mr. Litzenberg briefly about getting on a rotation cycle so that each year we're buying \$10,000-15,000 as opposed to waiting ten years. Mr. Knauss stated that Mr. Litzenberg says that sometimes we get Downingtown's cast offs for our band instruments. Mr. McClaskey asked if this is everything he thinks he needs for the next five years? Mr. Cochran thinks it will hold him for the next five years to the best of their knowledge. Mr. McClaskey is uncomfortable with paying interest. Mr. Murray stated that as it applies to smaller items like that, we have to figure out how

**FACILITIES  
(Continued)**

**UHS Air  
Conditioning /  
HVAC System**

**CURRICULUM**

**FINANCE:**

**Bid Award-Jeep**

**Bid Award-UHS  
Musical  
Instruments**

Musical Instrument Bid (Continued)

we're going to handle it. We budgeted \$20,000 for it and need \$81,000 of equipment. He is not so much against leasing (lower cost) and the interest cost isn't that much of a relative term for \$80,000.

Motion carried (9-0).

It was moved by Dr. Sweeney and seconded by Mr. Baker to approve the following personnel items (agenda items 7.a through 7.e and 7g. to 7.h):

- a. Professional Conferences / Retirements / Resignations
  - 1. Approve attendance at Professional Conferences as on the attachment (pp. 7.a.1-2)
- b. Substitute
  - 1. Joan Romaine – Support Staff Substitute
- c. Supplemental Contracts
  - 1. Approve the 2004-2005 Supplemental Contracts as on the attachment (pp. 7.e.1-5)
- d. Employ
  - 1. Jodi Byrne – Unionville High School English Teacher (.4 TPE and .6 LTS), effective August 24, 2004, at the Master's Step 3 salary level
  - 2. Hillary Sterner – Patton Middle School Science Teacher (TPE), effective August 24, 2004, at the Master's Step 3 salary level
  - 3. Sheryl Kolakowski – Chadds Ford Elementary School Office Manager, effective August 2, 2004, at a salary of \$14.62 per hour
- e. Correction
  - 1. Mary Tom Gardner – from resignation as Unionville High School Guidance Secretary to retirement from the position of Unionville High School Guidance Secretary

**Bid Award-UHS  
Musical  
Instruments  
(Continued)**

**PERSONNEL:**

**PROFES-  
SIONAL  
CONFERENCE**

**SUBSTITUTE**

**SUPPLE-  
MENTAL  
CONTRACTS**

**EMPLOY:**

**J. Byrne**

**H. Sterner**

**S. Kolakowski**

**CORRECTION:**

**M. Gardner**

Personnel (Continued)

g. Substitute Rates

1. Set the substitute teacher rates for 2004-2005 as follows:
  - a. \$90.00 per day for the first twenty (20) days
  - b. \$100.00 per day after twenty (20) days
  - c. \$125.00 per day for 21-89 consecutive days
  - d. Salary schedule after 90 days, same as teachers

h. Home Game Rates

1. Approve the home game rates for 2004-2005 as on the Attachment (p. 7.k.1)

Motion carried (9-0).

It was moved by Dr. Sweeney and seconded by Mr. Swayze to approve the following personnel item:

f. Tenure

1. Award tenure to the following (17) teachers who have satisfactorily completed three years of contracted teaching in the Unionville-Chadds Ford School District:

Michele Showalter	Erin Grubb
Marcia DiGregorio	Andrew Husband
Amanda Donnelly	Brenda Korban
Catharine Quigley	Mandy Quinn
Dori Ray	Heather Spancake
Jenny Robinson	Ryan Stephens
Katharine Bodenstab	Julie Paulsen
Suzanne Davis	Monica Reinhard-Gorney
Jayne Gandy	

Motion carried (9-0).

Mr. Swayze reported for Transportation regarding:

1. State Police School Bus Inspection – took place on August 11<sup>th</sup>; our fleet is in excellent condition and ready to go for the first day of school.
2. Thank You – to the mechanics, drivers and summer helpers who worked very hard to meet the schedule of a very short summer.
3. In-Service Program – Transportation staff will be welcomed back at a program on August 24<sup>th</sup>. They will review the procedures manual and be informed of new policies, laws and legislation. They practice their new bus routes in the afternoon.

**PERSONNEL  
(Continued)**

**SUBSTITUTE  
RATES**

**HOME GAME  
RATES**

**TENURE  
AWARDED**

**TRANSPOR-  
TATION  
REPORT**

Transportation Report (Continued)

4. Bus Schedules – letters will be mailed to parents on August 18<sup>th</sup>. Questions should be directed to the Transportation Office immediately so that changes can be made before school begins.
5. Safety Team – will participate in the Sneak-a-Peak programs at all four elementary schools on August 26<sup>th</sup>.
6. Legislation – House Bill 1130, effective September 15<sup>th</sup>. Sections 1505 and 1607 of Title 75 changes the wait period from 30 to 15 days for commercial driver license applicants. This will allow school districts and contractors to train and license new drivers in a more timely manner.

Mrs. Brown stated that there was no report for Communications this evening.

Mrs. Trigg stated that there was no report for Policy tonight.

Tim Minella, Student Representative, stated that he agrees with Mr. Knauss' question of whether we do the air conditioning project now or we don't do it at all. If we are worried about the student and teacher reaction from being moved to trailers and they are like those in the courtyard now, they are not that bad - not a huge issue. He believes that all students are somewhat excited about coming back to school. Tim encouraged all 18 year-olds to vote this November. He offered good luck to all of the sports teams who are starting up now. Tim asked for understanding for the seniors who are involved with the college application process going on presently.

Mr. Baker stated that there was no report for the Center for Arts and Technology/Special Education/Intermediate Unit this evening.

Mr. Wandersee provided the report for Legislation:

1. Act 72 of 2004 – Was passed and ties in gambling, personal income tax, front-end and back-end referendum and it is fairly complicated. The long and the short of it is that the tax relief (possibly in 2006-07) is based on how successful the gambling proceeds are until they build up a certain amount in their bank before the money is available for tax reduction. Next May, the board will have to decide to whether to opt in on a front-end resolution relative to earned income or personal income tax. The more you put in, the more you are supposed to get out of it. It's a question of where we are going to end up. One good thing is the loophole of these days. If you work in Delaware and live here, you will pay taxes here on earned income or personal income. In the past that has always been credited relative to Delaware taxpayers. There are some advantages and opportunities but a long road and a long list of checkpoints through which we have to go. He will take some other evenings to explain further.

**TRANSPOR-  
TATION  
REPORT  
(Continued)**

**COMMUNI-  
CATIONS**

**BOARD POLICY**

**STUDENT  
REPRESENTATIVE  
REPORT**

**C.A.T./  
SPECIAL  
ED. / I.U.**

**LEGISLATIVE  
REPORT**

Dr. Kenney provided the Superintendent's report:

1. Lehigh Valley Math Team - students generally come from the Lehigh Valley. Two of our students – Jason Trigg and Shinauk Kishore – were chosen to participate. The team placed 10<sup>th</sup> out of 88 teams in the U.S. Jason received an individual award for answering 7 of 8 individual questions. Shinauk was the only 8<sup>th</sup> grader chosen to participate on that team.
2. School will start tomorrow – we are looking forward to an exciting year!
3. Dr. O'Hern – She could not be here tonight because of a fractured ankle
4. School Calendar for 2005-06 – One issue will have to be decided with regard to the UHS HVAC project. If we proceed, we'll have to decide what we have to do to alter the calendar.
5. PSSA Results – They are remarkable! We achieved and Surpassed them. They should be on the web site tomorrow and we're looking forward to how we did in comparison with our peer groups.

There were no additional comments from the public.

Mrs. Trigg stated that she had had an opportunity to stop in on the reading comprehension workshop this morning. She was impressed and pleased with the dedication of the teachers for their focus and commitment to making things better. They are putting in quite a bit of time over the summer.

Mr. Swayze thanked the teachers for their curriculum review work this summer. This will really enhance the instructional program for the new year. He welcomed the students and teachers back for an exciting new year. Mr. Swayze looks forward to seeing the test scores tomorrow.

Dr. Sweeney apologized for her late arrival this evening. She had the pleasure of 50 UHS field hockey players for dinner – they reflect the school population very well.

Mr. McClaskey congratulated the 17 teachers who received tenure tonight. He commented regarding the great job that Stephanie Madsen did for us and is very sorry to see her leave, as well as Joyce Reeves.

Mrs. Brown stated that the reason she voted against the study is that it will stop us from looking at other alternatives. We are now locked into a \$12M air-conditioning system. She is sorry that Brenda O'Hern will not be here at the beginning of school – Jim Price will have to step up to the plate. Mrs. Brown thanked everyone for their hard work.

## **SUPER- TENDENT'S REPORT**

## **BOARD MEMBERS' COMMENTS**

Board Members' Comments (Continued)

Mr. Baker congratulated Barbara Pratt on her retirement. She did a wonderful job with his youngest son and is a terrific teacher. With regard to the new school year, Mr. Baker cited his favorite Calvin and Hobbs cartoon where it had just snowed to create a whole, new world ... "Let's go exploring."

Mr. Wandersee stated that he is very proud of his colleagues this evening. You have all done an excellent job. We'll see what we experience with the portable air conditioning units.

Mr. Hostetler asked the board members to think about some other options as they leave the meeting this evening. If there is something we have missed, we want to take a look at it.

The meeting was adjourned at 9:28 p.m.

Respectfully submitted,

Kathleen M. Brown  
Secretary

**BOARD  
MEMBERS'  
COMMENTS  
(Continued)**

**MEETING  
ADJOURNED**