

**Marple Newtown School District  
Facilities/Transportation Committee Meeting  
Tuesday September 8, 2009  
Gauntlet 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

Administration: Dr. Merle Horowitz, Mr. Joe Driscoll,  
Mr. Mike Dumin

Press: 0

Audience: 2

- I. Meeting Called to order by Mr. Michael Molinaro @ 7:30 pm
- II. Pledge of Allegiance
- III. Approval of the Minutes from June 2009
  - A. Mr. Mike Molinaro made the motion to approve of the minutes from August 11, 2009.  
  
Motion approved.
- 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. Gauntlett Center

Mr. Mike Dumin stated the biggest issue is the heating system. The estimates came in at \$175,000.00 to \$200,000.00, although one bid came in at \$133,500.00. Mr. Dumin then talked about the inspection on the boilers. He stated the news is not good and that there is water in the fire sections of the boilers. The inspection also found there are either warped sections or cracked sections. He explained the boilers are made up of ten sections. The first section to repair would be approximately \$130,000.00 and any additional sections would be \$15,000.00 to repair. These sections, once found and fixed, must be inspected and pass

inspection before heating season begins. Mr. Dumin explained there are three boilers at the Gauntlett Center, although we could run on two.

Mr. Dumin then spoke next of the Aqua inspection. He explained the by-pass water system, which is at the Gauntlett Center, and how it works including the valves that are present for shut down purposes. The valve is corroded and needs to be replaced. He estimated it could cost \$5,000.00 to replace.

Mr. Dumin then explained the problems with the steam system at the Gauntlett Center, he stated that all the pressure relief valves are shot through the system, which also must all be replaced. He believes his employees could do this job.

Mr. Fred Dewey stated that this work is close to One Million dollars, and Mr. Dumin stated it is at least \$500,000.00, depending on how many sections of the boilers must be repaired. He stated there is no way to tell what problems could arise during these projects.

Dr. Jeff Shapiro asked if the steam system could be reconfigured throughout the building. Mr. Dumin stated it could not and explained how the steam system works. Dr. Shapiro then asked if the electrical work was part of the \$133,000.00. Mr. Dumin stated it was.

Mr. Dumin stated what was needed right now to pass inspection is a hydronics test.

Dr. Shapiro asked if a new boiler would be cheaper, and Mr. Dumin explained that by repairing the bad sections, it would basically be new. Mr. Dumin stated it would cost approximately \$3,500,000.00 for a new heating system and \$4,500,000.00 with air conditioning.

Mrs. Dana Kaufmann then asked basically if we failed inspection, and Mr. Dumin replied, "yes - we cannot fire up the system with the existing boilers the way they are." Mr. Dumin then explained the concerns of the pressure points as they could cause a blow out.

Mr. Molinaro asked if we do nothing by October 1, 2009, could we turn on the heat. Mr. Dumin responded, no.

Mr. Dewey stated that the building must supply heat legally by October 15, 2009. He then asked if even the repairs could all be completed by that date. Mr. Dumin stated it depended on how many sections are in need of repair, although he doubts by that date. Mr. Dewey then stated we still need to add on the roof repair and brick repair to the cost of maintaining and fixing the building. He stated everyone should get out of the building now.

Mr. Richard Sokoriai stated that everyone needs to analyze all the facts and cannot simply throw out leased people from the building.

Mr. Molinaro stated there would need to be an executive session concerning the legal end of the situation and that it is not proper to have in public.

Mr. Richard Carpenter asked if anyone knows our obligations to the people who are using the building. Again, it was stated by a member of the Board that has to be discussed in an executive session.

Mr. Dumin then spoke of the roof at the Gauntlett Center and that the cost to fix has not been priced out. He did express the roof is in bad shape and spoke of the leaks in the building and that the cost could get expensive. He then spoke of the brick that is in need of repair and that it is coned off at this time. Mr. Sokoria expressed it should be fenced off.

Mr. Carpenter expressed that there are a lot more questions than answers, and stated that none of these problems are new and that action should have been taken long ago. He believes it to be irresponsible to be telling tenants without notice that the building is closing. He also asked about the security of an empty building, and stated it could cost up to two million dollars to demolish the building. He truly believes all of this could have been avoided if we would have planned properly, and he believes this situation is a disgrace.

There was a brief round table discussion concerning an executive session but no date was agreed upon.

Mr. Sokorai spoke briefly on the expense of a short term fix for a year that could be over a half million dollars for a building we most likely will not have in five years. He then discussed briefly the cost of a move, rent and other issues compared to fixing the current building. He feels strongly this is a non-emergency move. He wants to get the study and test done on the boilers ASAP. Once that is completed, it will give the Board more information to make decisions.

Mr. Dewey asked if the commercial real estate agent has found them any locations. Mr. Driscoll responded that indeed they already have visited two locations in Newtown Square, and will visit two more on September 9, 2009 in Broomall. Mr. Driscoll does not think a move outside the district is acceptable.

Mr. Molinaro stated to get the price for the test needed. Mr. Dumin stated if it is under four thousand dollars he will just get it done. He then quickly reviewed all that was needed again with the boilers, pressure relief valves and the by-pass system.

B. Recommend Motion to Approve change order to Noble Roofing & Sheet Metal

Mr. Dumin explained the area on the roof at Paxon Hollow that is retaining water and is in need of an additional drain. The price for repair and new drain is \$5,743.81.

Motion Approved to Full Board.

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