



Meeting Minutes

WARRINGTON COMMUNITY ROOM TASK FORCE

March 18th, 2022

2:00 PM

Weekly Hybrid Meeting Held Both In Person At The Township Building And Via Zoom

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Task Force Members Attendance: Rick Weiss, Andy Oles, Kris McCann, Bill Connolly, Michael Diorka

Contributing Public Attendance: Ivy Ross, Fred Gaines, Don Scott Jr., Ruth Schemm, Russ Diamond, Fred Suffian, Vanessa Maurer, Michael O'Rourke (GKO), Adele Weremeychik, Michael Gross

APPROVAL OF MINUTES

February 18th, 2022

- **Motion to approve the February 18th, 2022 Minutes. Motion approved 5-0.**

NEW BUSINESS

1. **Floor Plan Discussion, Changes, and Final Layout with GKO**
 - Michael O'Rourke from GKO is joining us during this meeting.
 - Rick Weiss reiterates the uses of the Community Room- a meeting room for groups based on an occupancy of 70 people, and it will be used primarily to service Lion's Pride Park, not the sports fields.
 - Rick Weiss recommends a "180 degree flip of the building" with the bathrooms and concession areas facing Lion's Pride park, along with the entrances.
 - Fred Suffian asks- Is the orientation of the building conducive to solar?
 - Michael O'Rourke answers- the design of the building is oriented to maximize the use of solar, in addition it is oriented to the current entrance points.
 - Discussion ensues, and Rick Weiss was not recommending "flipping the building", rather flipping the location of bathrooms and concession stands, the footprint of the building would remain the same, which is conducive to solar.
 - Michael Diorka asks: Is there a way to look at several different renditions of the facility which will allow us to budget to cost?
 - Michael O'Rourke answers- GKO plans to offer a few options and suggestions for us to reduce

costs to make sure we stay on budget.

- Bill Connelly- If we “flip” the building, he would also flip the kitchen, in case we are offering something (food, drink) out of a window, the window would face the park side of the building.
- Discussion ensues on kitchen location.
- Michael O’Rourke – GKO will work on these suggestions and give us an updated floor plan.

2. **Exterior Finishes**

- Rick Weiss leads a discussion on the exterior finishes, stone vs. brick, etc.
- Michael O’Rourke comments: There is a “2 inch real stone” that is very cost effective and is a nice looking product”. We will get a price on that, as well as a “lick and stick” option for the “stone look”.
- The building may have a brick base, but it will not be a red brick.
- Michael Diorka and Michael O’Rourke lead a conversation on budget and options, “Lick and stick stone” will be less expensive, but the “2 inch real stone” is pretty affordable as well.
- Fred Suffian- Can you clarify shingle roof vs. metal roof? Are shingles less expensive? Michael O’Rourke answers “yes”.
- Fred Suffian asks- Can we look long term, this building will be there for a long time, can we consider maintenance costs, etc.?
- Rick Weiss confirms- Yes, we are considering that. As we are with all aspects of the building.
- Michael Diorka- That is why we are discussing this, maybe we can afford the metal roof it is more durable and will save money over time.
- Bill Connelly discusses “EFIS” vs. Wood Frame, “EFIS” is artificial, it doesn’t breath, water proofing becomes important, and the frame could rot if not done right.
- Michael O’Rourke- They have improved the product, there is a water proofing membrane that helps, and a mesh that allows water to run out and not rot the building.
- Further discussion ensues on this. It is decided that we will look at both options from a cost perspective.
- Ruth Schemm asks: The current building has a problem of mold, have you looked into this?
- Michael O’Rourke answers: Yes, we have looked into this, the problem is in the attic of the current building, the insulation is up high and falling out of the cavities. That is where we think the problem is.
- Michael Diorka- There is a lot of water near the old facility, is there a plan to lessen the water there?
- Michael O’Rourke- Yes, we will work with the Township Engineer to get the proper slope up to the building to try to limit the water.
- Discussion leads to metal studs over wood studs, metal seems to make more sense long term.
- Michael O’Rourke leads a discuss on the windows- Anderson has a good waterproofing window option. The task force agrees that Anderson are a good option, and we need to make sure we get a high-quality window, regardless of what company we choose.

3. Energy Efficiency

- Rick Weiss discusses how tight the budget is, and it is not within our grasp to be a 100% green building. With that said, we are going to try our best to make it as energy efficient as we can within budget.
- Fred Suffian comments: We have been working with Exact Solar, and the actual costs will be about \$20k-\$30k for the solar panels, and that should cover a good amount of the energy costs of the building. Once the engineers can estimate how much is needed to power the building, we can then discuss the number of solar panels we would need.
- Michael O'Rourke comments: There are solar panels on the Police Building, and GKO is very familiar with solar panels.
- Michael O'Rourke comments: GKO just priced solar panels on a slightly bigger building and it was running higher on the cost estimates, but he is going to reprice and see if there is a less expensive option.
- Andy Oles asks- Can we have the framework for solar panels, and then possibly add more at a later date if needed? Michael O'Rourke confirms yes, and the Police Building is currently set up with the ability to add solar panels in the future.
- Further discussion on solar panels ensues, how solar energy is stored, how it goes to the power grid, etc.
- Bill Connelly leads a discussion on heat pumps and their efficiency.
- Discussion ensues on the solar panel system at the Police Building. It was difficult getting it hooked up to PECO, so it is taking a while to become operational.
- Ruth Schemm comments: We must consider whether the windows and the security system are compatible.
- Michael O'Rourke suggests double locks windows for the lower windows, upper windows will not open (fixed panel).
- Andy Oles comments: We should look into a motion detector inside the building for security.
- Michael Diorka comments: We need to consider that this will also be an exercise room, not just a meeting room. We need to consider this for ventilation purposes.
- Rick Weiss recommends a meeting next Friday at 2pm to go over interior systems of the building.

ADJOURNMENT at 3:28pm