



Meeting Minutes

WARRINGTON COMMUNITY ROOM TASK FORCE

March 25th, 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, Gary Toth, Ruth Schemm, Jen Fielding, Michael O'Rourke (GKO), Adele Weremeychik.

APPROVAL OF MINUTES

March 18th, 2022

- **Motion to approve the minutes for 3/18/2022: Motion is Approved 5-0.**

PUBLIC COMMENTS (*The Board will hear from any interested resident or taxpayer who would like to comment on an item not on this evening's agenda. Respondents are asked to keep their comments to 3 minutes.*)

PRESENTATIONS BY GROUPS OR INDIVIDUALS BY INVITATION

None

OLD BUSINESS: (Bookmarks)

1. GKO Contract Signed

NEW BUSINESS

1. **Room details, layout and kitchen fixtures**
 - Michael O'Rourke of GKO is joining the meeting again this week.
 - Rick Weiss discusses the updated site plan. The task force is in agreeance that the updated site plan makes sense and is in-line with the task forces ideas.
 - Rick Weiss leads a discussion on the floor plan: Due to the downsizing of the building, and the fact that the Park's and Rec Committee sets the schedule, we can eliminate dividing the room in two, there is no need for it, Parks and Rec will schedule accordingly and won't double book the

room. Rick says it should save money and this is confirmed by Michael O'Rourke.

- Michael O'Rourke further clarifies that we could also save money by eliminating one set of double doors, we would not need 2 sets of double doors and would save money without the partition, there is also a significant beam that would go over the partition, which if we eliminated the need for the beam it would save more money.
- The Task Force agrees unanimously that we do not need to divide the room in two, and it is a money saver, which makes sense for budget purposes.
- Andy Oles asks about the 2 water fountains in the design plan: We may not need them if we can just offer water bottle filling stations. Gary Toth looked into this, and it would meet requirements to have water bottle filling stations replace water fountains. It would also save some money. The idea is a "touchless water bottle filling station" vs. water fountains.

2. Bathroom inclusions

- Discussion on bathrooms- Gary Toth reviews the floor plans and inquires if the bathrooms are designed to meet the requirements for max capacity of 70, Michael O'Rourke responds yes and explains the size of the bathrooms, and it is confirmed by Gary Toth that the restrooms are meeting code.
- Andy Oles leads a discussion on baby changing stations/changing tables, the plan is for that to be included.
- Andy Oles comments: If we eliminate the divider, we will gain some space for a tech room, audiovisual space.
- Michael O'Rourke responds: We may be able to fit the audiovisual equipment in the closets, this happens often.
- Discussion on hot water and where it is needed, kitchen, bathroom, etc. What size hot water heater we may need, etc. Also, it would make sense and save money if we locate the hot water heater closer the source of the water.
- Michael O'Rourke comments: Without the partition, we could reconfigure and extend the storage area.
- Andy Oles comments: Storage is very important, this would be helpful.
- Michael O'Rourke confirms there would be a mob sink in the janitor's closet.
- Discussion ensues: Drainage, water, all in one area, this would save some money, less piping, etc.
- Andy Oles comments: If we have to save costs, we could end the patio and eliminate the walk around the flagpole, that could save money, and we already have a flag walk with multiple flags in that area. We can always put a flag in later, let's just see if it saves money, again, only if needed.
- Michael Diorka asks Michael O'Rourke: Can you show a room design for tables, banquet style tables, round tables, etc.
- Discussion ensues of what tables we would need, furniture, etc.
- Ivy Ross comments: The site furnishing might not be able to be used as part of the "match", meaning tied to the grant.

- Rick Weiss responds: This was expected, shouldn't affect us too much. Ivy Ross confirms that we should have plenty of money after the match to furnish the building

3. Audio and visual systems

- Andy Oles and Rick Weiss lead a conversation: WIFI is preferred. Zoom capable, HDMI jacks, USB, Wireless capability. Speakers in ceiling, they should be wired, if we choose to install the speakers.
- Michael O'Rourke comments: Our engineers would give a recommendation on what they would specify for audiovisual.
- Andy Oles comments: Anything presentation oriented would need a Bluetooth mic.
- Rick Weiss comments: The room is small, but the mic would be for those who are zooming in primarily.
- Michael Diorka asks: Would the classes be broadcast via zoom? Andy Oles responds: That is a possibility, yes.

4. Budget and value engineering process

- Rick Weiss reiterates budget and value engineering: We have made smart cutbacks today, saving money and not diminishing the building's capability to handle what we are planning for.
- Bill Connell comments: Let's discuss flexibility on furnishes. Vinyl wall covering, etc.
- Andy Oles comments on flooring, there are several options, tile, flooring that has a little bit more "give", etc.
- Gary Toth comments: Dance classes are going to want a hard floor.
- Andy Oles comments: Aerobics would want a softer floor with more give. It will have to be a mix.
- Rick Weiss comments: I envisioned carpet.
- Andy Oles comments: I was not thinking carpet do to wear, stains, etc.
- The task force decides that we need to look at a few options.
- Rick Weiss comments: I am cleaning the place (meaning Parks and Rec), mobbing 1800 square feet would be difficult, vacuuming would be easier.
- Michael O'Rourke comments: I will talk to the interior designers to describe the activities planned, there are some "in between" options for flooring that would work.
- Ruth Schemm comments: You'd be shocked at how fast carpet has coffee stains, etc. She would support something that is cleaner and more sanitary. Carpets hold allergens, dirt, etc.
- Michael O'Rourke Comments: Carpet tile would be a better fit than standard carpets.
- Michael Diorka comments: Easily replaceable tile would make sense, especially in high use areas, this way when they are worn out we can replace them easily.
- Michael O'Rourke comments: Walk-off mats will be used. We were also thinking Wayne's Coating in the meeting room.
- Michael Diorka asks: Will display cases be included? What about room signage?

Michael O'Rourke answers: Yes, we include room signage (exit signs, bathroom signs), the rest would come out of the budget (display cases, any add'l signage).

OTHER BUSINESS

Future Agenda Items

1. On Going Business Plan Needs

- Ivy Ross comments: We are moving in the right direction. She reiterates, anything not permanently affixed to the building cannot be included as part of the grant.
- Discussion on the budget ensues: Total budget is \$1.1MM.
- Ivy Ross clarifies the "match" -- \$500k match must go towards the actual structure, which would give us some room as there is \$100k towards "soft costs", furniture, etc. (\$500k grant, \$500k required match, we would have \$100k after that to complete the building and whatever furniture is needed, etc.)
- Andy Oles comments: Whatever gap there is, after we match the 500k, the rest we can use as we see fit or needed.
- Ruth Schemm comments: That patio area will be valued and used a lot.
- Gary Toth asks: Is the patio part of the building? Rick Weiss and Ivy Ross confirm yes, it is, it is fixed and it was part of the grant application.
- Michael Diorka asks: Is the landscaping on the outside, is that included in the grant? Ivy Ross and Rick Weiss agree that it would most likely not be included.
- Gary Toth comments: The patio is required by code to be accessible to people with special needs.
- Andy Oles details the design of the building on the projection screen. Andy discusses the trails and how they would tie to the patio.
- Discussion ensues on the trails, parking lot (including handicap parking), patio, and how it all ties in.
- Discussion on the parking lot ensues.
- Adele Weremeychik asks: Value engineering, what is that? Rick Weiss answers: Best material available for our money, while not giving up quality.
- Adele Weremeychik asks: Will the outside be resistant to graffiti, etc., we all know kids will hang out there at night.
- Michael O'Rourke responds: The surfacing can easily be painted over and not at a high cost.

2. Next Meeting

- Rick Weiss comments: The next meeting will be determined by Michael O'Rourke, if he needs something from us.
- Michael O'Rourke agrees I will have some value engineering ideas identified, I will get back to you when the are in place.
- Ivy Ross comments: We would need the plan by June for the first draft.
- Ivy Ross asks: Will you be ready to go out to bid by then?
- Rick Weiss responds: When Michael O'Rourke is ready with his preliminary, that would

be our next meeting, and the target point for his business plan.

- Michael O'Rourke comments: We have over a month's worth of work before we can get cost estimates back, he was thinking May 6th.
- Rick Weiss comments: We will set out next meeting for May 6th. Task Force agrees.
- Motion adjourned at 3:31pm.

ADJOURNMENT 3:31pm