



Meeting Minutes

WARRINGTON COMMUNITY ROOM TASK FORCE

May 6th, 2022

2:00 PM

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

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, Adele Weremeychik, Barry Luber, Eric Nagami, Adam Moser, Gary Toth, Russ Diamond, Fred Suffian, Vanessa Maurer, Tom Zarko, Eileen Alibillar.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

- March 25th, 2022- Minutes approved by a motion of 5-0.

PUBLIC COMMENTS

- No public comments.

PRESENTATIONS BY GROUPS OR INDIVIDUALS BY INVITATION

None

OLD BUSINESS: (Bookmarks)

1. None

NEW BUSINESS

1. **Final Floor Plan Comments:**

- Michael O'Rourke goes over the floor plan, the coordination between architecture, the site work, etc.
- Michael O'Rourke- There is a sewer line over one corner of the building that will not be viable. That line will be abandoned, but it won't be an issue as there are solutions.

- CKS is going to do a rain garden to reduce any drainage issues.
- GKO met with Anderson windows, they confirmed the 400 series Anderson window line is the one to go with.
- Review of proposed HVAC systems.
- Further discussion of overall layout.
- Insulation, roofing, and exterior discussion.
- Barry Luber inquires about signage; Michael O'Rourke confirms that there will be signage provided.
- Michael O'Rourke confirms that the lower windows will be operable.
- Barry Luber asks about the flooring, Michael O'Rourke says it's a type of vinyl they are considering.
- Andy Oles asks about other floor options, sports-court type floor, impact protection, easy to clean, etc.
- Rick Weiss comments on how we have scaled down considerably, not sure what other changes we can make to stay within budget, but if anyone has any ideas please speak up.
- Michael O'Rourke turns it over to Adam Moser at GKO.
- Gas may not be available at this site. Would be costly to run a line.
- Adam Moser discusses the HVAC options.
- Adam Moser's recommendation is to go with a heat pump system. He says we can discuss efficiency of the units, etc.
- Majority of the space will be a single room, a heat pump will sufficiently cover that space.
- Plan on electric heating units in rest rooms, outdoor storage room, kitchen.
- Adam Moser leads a ventilation discussion. He details that natural ventilation (windows, etc.) will be sufficient, but he still suggests bringing in mechanical ventilation.
- Gary Toth comments: Outside fresh air can't be relied upon in wintertime, we should lean on mechanical ventilation.
- Adam Moser responds: We will look into what we can offer for the mechanical ventilation.
- Bill Connolly comments: The current thrust of the industry is that we need more ventilation, to filter more air, etc. Some of this is Covid driven. We should be looking at more ventilation, not less.
- Gary Toth comments: We would prefer total mechanical ventilation.
- Rick Weiss agrees, mechanical ventilation needs to be included.
- Michael Diorka comments: We are going to have exercise activities, we need mechanical ventilation.
- Adam Moser confirms that he will look at options and determine the most cost effective.
- Bill Connolly comments: Electric resistance was discussed, that is the opposite of energy efficiency, etc.
- Adam Moser responds that heat pumps are a lot more efficient now.
- Bill Connolly asks: How much will be spent on electric bills with electric resistance? That is the concern.
- Discussion ensues on heat pump options.
- Michael Diorka asks: Can we look into other similar size buildings that GKO worked on, and what they used, was it efficient, etc.?
- Adam Moser comments on the "St James building": We had gas at that site, and the site was

slightly larger.

- Adam Moser and Michael O'Rourke confirm that they will bring info to the next meeting focused on different system options, yearly estimate costs, etc.
- Rick Weiss discusses a propane option.
- Adam Moser discusses that heat pumps are a good option when natural gas isn't available. Propane is a good option, but more expensive. There is a possible hybrid system.

2. **Site Estimate and Costs Discussion**

- Andy Oles leads a discussion on how landscaping and trails were cut out, some pavers, etc.
- CKS letter details \$21k in engineering costs, this will be confirmed on Tuesday night.
- Discussion ensues on what is needed going forward, what needs to be discussed and decided, etc.

3. **Recommendation To Move Forward: Final Construction Documents and Bid Process**

- Rick Weiss comments: We are skipping this part, we aren't there yet.

4. **Business Plan Needs, If Any, Current and Future**

- Ivy Ross leads: We need to clarify costs, consensus costs. As part of the business plan we need to complete statements on costs.
- Rick Weiss comments: Regardless of budget costs, we have a budgeted estimate of \$1.33MM, which is over the amount needed for the grant.
- July 1st is the Deadline. Ivy would like this done by 6/1.
- Barry Luber comments: The \$21k on Tuesday night is for design and bidding specifically (He just wanted to clarify).
- Further discussion ensues on what we should use for the estimate. It is agreed to use the \$1.33MM number for now. (For grant purposes)
- Michael Diorka asks for clarification on square footage. It is confirmed at 2250 sq ft.
- Rick Weiss asks Andy Oles to please work with Ivy to come up with a written description of the room for the grant.
- Discussion ensues on various topics, permits, etc.
- Further discussion on what is needed on the grant, etc.

5. **Budget Discussion**

- Rick Weiss comments: This will not be discussed today as we are not there yet.

OTHER BUSINESS

Future Agenda Items

1. FF&E Discussion. Responsibility, Inclusions, Timing of Order and Delivery
2. Any Other Items Of Consequence: Committee Input
3. Next Meeting
 - Next meeting is set for 5/20 at 2pm.

ADJOURNMENT

- **Motion to adjourn is passed 5-0.**
- **4:12 adjournment.**