

**SPECIAL BOARD OF EDUCATION MEETING**  
**August 13, 2007**  
**Board of Education Meeting Room**  
**7:00 P.M.**

1. CALL MEETING TO ORDER

The meeting of the Board of Education, City of Woodbury, was held on the above date. Mr. Gwalthney called the meeting to order at 7:00pm, and read the opening statements.

2. OPEN PUBLIC MEETINGS ACT

**Public notice of this meeting pursuant to the Open Public Meeting's Act has been given by the Board Secretary in the following manner:**

**Faxing notice to the Gloucester County Times and to the Courier Post, and filing written notice with the Clerk of the City of Woodbury on August 6, 2007.**

3. ROLL CALL

Mrs. Dennen	Present	Mr. Abbott	Present
Mr. Chiesa	Present	Ms. Hill	Present
Mr. Hughes	Present	Mr. Lonabaugh	Absent
Ms. Moore	Present	Mr. Toole	Present
Mr. Gwalthney	Present		

4. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

5. MISSION STATEMENT

6. DISCUSSION ITEMS

**WALNUT STRUCTURAL INVESTIGATION RESULTS**

- The following statement was read by Mr. Gwalthney:

Good evening ladies and gentlemen. Thank you for coming to tonight's special meeting of the Woodbury Board of Education. The purpose of tonight's meeting is to hear from our hired construction professionals, architects and engineers, about the findings regarding structural issues at Walnut. Your Board of Education, Superintendent and Business Administrator anticipated some problems with the foundation of the original part of the Walnut Street School which was built in 1889, and budgeted \$300,000 to address any identified structural issues. This problem was discovered by our staff during routine maintenance.

While our HVAC project architect, Radey and Associates, was wrapping up the HVAC work, we had a structural engineer from the firm Becica Associates, investigate the needs to repair the foundation for a safe opening of the school in September. Upon Becica Associates recommendation and in consultation with the New Jersey Department of Education officials, it was determined that the oldest part of Walnut Street School should not be used at this time.

Therefore, the purpose of tonight's meeting is to determine what needs to be done in order for a safe, educational environment to exist when schools open in 3 weeks, and for Radey to finish the installation of the heat pumps in the newer part of Walnut.

The larger issue of how did we get to this point so late in the renovation process will be investigated and the results of the investigation will be reported in a public meeting at a later time. Our Superintendent and Business Administrator heard of an oral report concerning the extent of significant deficiencies only on August 2. The Board had not had a full report on the most recent inspection prior to tonight. The Property Committee was made aware of potential deficiencies in mid-May. Because of this, the Board authorized the aforementioned investigation. Therefore, it would not be prudent for the Board to act on any long term solutions at this time. Our focus tonight, must be on an orderly change to accommodate our children's and our staffs needs for a successful opening of school.

I can only speak for myself when I say that all expenditures over the last 10 years have been to keep Walnut Street School open. Last year's discussions were simply a "last chance discussion" before we proceeded down the road of spending additional significant sums of public funds to enable all neighborhood schools to be as equal as possible. At this point I would encourage all of my colleagues to continue on this course. Whatever we hear tonight, and whatever short-term and long-term solutions we devise, and barring any extraordinary unseen circumstances, I commit myself tonight to do all I can to keep all of our neighborhood schools open.

- Mr. Becica reviewed his executive summary.
- Mr. Becica presented a slide show.

Mr. Toole questioned whether Mr. Becica had looked for a tie-in between the 1889 and 1927 sections.

Mr. Becica replied the tie-in between the 1889 and 1927 sections is done very well. Mr. Becica went on to say the fire appears to have occurred prior to 1927. When the 1927 section was built, concrete floors were put into the 1889 section, too.

Mr. Gwalthney questioned if Mr. Becica had any idea when the foundation wall was repointed.

Mr. Becica replied that he had no date when the wall was repointed, but that brick veneer appears to be about 15-20 years old.

Mr. Gwalthney questioned if the shoring would lower the stress so that we can go in and repair.

Mr. Becica replied if you don't occupy the building with full classrooms of students, that would limit live loads and lower stress. We can't, however, control the weather impact to this section – earthquake, snow, etc.

Mr. Chiesa questioned about multiple system failure, what are we doing with shoring.

Mr. Jones replied that it is a temporary fix that will allow kids back in September, allow the HVAC contractors to finish and give the Board of Education time to make long-term decisions.

Mr. Toole questioned is there a plan B if shoring is not complete.

Mr. Jones stated after tonight, we will work on a contingency plan.

- Mr. Becica discussed the shoring plans. Mr. Becica put together schematic shoring plans for Mr. Schiavone to work off of for a proposal shoring. In terms of longevity, Mr. Becica prefers that shoring not stay in place too long as it could cause environmental issues. It is possible to extend this shoring into next summer.

Mr. Gwalthney questioned how bad is the foundation.

Mr. Becica stated it is as bad as I originally thought.

- Mr. Radey discussed how the structural issues impact the current HVAC project at Walnut Street School. Cutting back on scope of mechanical contract, the 3 components: Mechanical, Plumbing, and Electrical. One mechanical unit will not be installed. Leave 2<sup>nd</sup> unit to keep pipes warm in this section. Revisions have been made to plans and submitted to building inspector already. Drop water and sewer down close to concrete from ceiling. One section of the 1889 building, closest to the 1927 section, is salvageable due to the concrete floor installed when the 1927 section was built.
- Mr. Jones discussed moving one of the classrooms to the main office. Fixed computer lab, but we have C.O.W.S. Move library to the stage in All Purpose Room. We want to look at load issues of putting all bookcases on the stage.

Mr. Radey stated it is easy to change the main office to a classroom with a removal of a wall. Mr. Radey stated that the stage units are not installed because they are waiting to see how we will use them.

Mr. Toole questioned could the main office be used for the library instead of ‘specials’ and bring specials into classes on a cart.

Mr. Mackin of New Roads Construction Management verified that the pricing provided in the contractor’s proposals are all good estimates.

7. OPEN MEETING TO PUBLIC FOR COMMENT ON AGENDA ITEMS

MOTION TO OPEN THE MEETING TO THE PUBLIC COMMENT ON AGENDA ITEMS:

Motion: Mr. Chiesa

Second: Mrs. Jennings-Dennen

Voice Vote: Yes: 8

No: 0

Sharron Knauss, District Librarian, questioned is it safe to be in the library now.

Mr. Becica stated yes.

Sharron Knauss asked that the lighting on the stage be verified as to whether or not it is significant enough for library use. She further questioned about the library shelving which was assembled and installed by Demco. She asked who will be putting the shelving back together. She also questioned whether there is a computer and phone in close proximity of the library for Melissa, staff member who assembles the yearbook.

Mrs. Pennell replied that maintenance will be reassembling the shelving and they will work to gather the answers to her other questions as soon as possible.

Brendan Chiesa questioned if anyone has looked into a trailer for the library.

Mrs. Pennell stated that we haven't priced trailers because we are looking for the most cost effective solution in the limited time frame.

Mr. Jones added that they are very expensive.

Mr. Gwalthney stated that by the August meeting, he would like the cost to rent a trailer per month.

Christine Bruno questioned is her office and room usable.

Derek Lynch, Sr. questioned if a copy of the engineering report will be available to the public and is the type of shoring the same type that failed at the Kimble Center.

Mr. Becica replied patent shoring is devising their pieces to meet our loads. Mr. Becica further stated that there is no reason in his mind why this wouldn't work, that this must be very deliberate and thought out.

Derek Lynch, Sr. questioned if the tie-in system between the sections is good enough if the 1889 section of the building collapses.

Rachel Schneider questioned if her room was also being closed off.

Mr. Jones stated yes, you will be relocated to the basement.

Mary Leonardo questioned how will this impact parking outside of the building.

Mrs. Pennell replied that at least 3 spots out front will be lost and possibly some on the side.

Mary Leonardo questioned can they still enter from Chestnut side.

Mr. Jones stated yes.

Melissa Toole questioned why can't we use the 3<sup>rd</sup> floor bathroom, but we can use the 2<sup>nd</sup> floor bathroom.

Mr. Becica replied that there is a roof issue on the 3<sup>rd</sup> floor.

Melissa Toole questioned will there be a trailer outside for storage.

Mrs. Pennell replied yes, there currently is a trailer which we are using to store filing cabinets, etc.

Stephanie Jones, a West End parent, asked if we had this slide show last year, would the Walnut parents still have voted to keep the school open.

Mr. Toole replied yes, that walking to the other schools was the big issue.

Stephanie Jones questioned about the stuff done in 1970, wasn't there laws regulating what was done with the curtain wall.

Chrissy Pierce questioned do we know when the last architectural inspection of this magnitude took place.

Mr. Jones responded that no, we need to activate our professionals more aggressively to inspect buildings.

Chrissy Pierce asked what we are talking about in reference to demolition.

Mr. Jones replied the decision to demolish this section will be weighed against the cost to repair the section in the long-term review.

Brendan Chiesa questioned when did the Board become aware of these issues of the wall, issues of peeling paint, etc.

Mrs. Jennings-Dennen replied the Board did roof work, repointing bricks and waterproofing on the south end of the building within the last 10 years.

Heather McCumber questioned is this another band-aid or will this fix the problem.

Mr. Gwalthney replied that shoring is only a temporary solution.

MOTION TO CLOSE THE MEETING TO THE PUBLIC COMMENT ON AGENDA ITEMS:

Motion: Ms. Moore

Second: Mrs. Jennings-Dennen

Voice Vote: Yes: 8

No: 0

8. DISCUSSION BY BOARD

Mr. Chiesa: Do we have a process for involving community input?

Mr. Jones: No, we've been concentrating on a solution.

Mr. Abbott: We need to think about the impact on the neighborhood. Parking and kids in the neighborhood.

Mr. Gwalthney: We need to consider for this work using a committee of the whole, make decisions at subsequent meetings. Parking lost, is there some way that we can find designated parking, i.e. at the hospital and get a van to take employees back and forth.

Ms. Moore: Summarized, we're looking to spend \$165,000.00 to do 4 things; relocate sewer and water, relocate electric, shore the section of the building and relocate the computer rack. We'll benefit in the long term from all of these contracts except for the shoring expense of \$74,200.00.

## 8. AGENDA

### A. BUSINESS & FINANCIAL

#### 1. Emergency Contracts – Walnut Street School

RESOLVED that the Woodbury Board of Education hereby approved to enter emergency contracts on accordance with the NJSA 18A:18A-7 without public advertising for bids and bidding thereof, because it has been determined that an emergency exists affecting the health and safety of occupants to the building as follows (Exhibits 1-4):

D.J. Wagner	Relocate existing water and sewer line, automatic temperature control work, additional carpentry work and HVAC work	\$42,280.00
G.M. White	Electrical 600 amp section MDP, relocate Switchgear, relocate panels, circuits, conduits	\$43,370.00
Fred M. Schiavone Construction, Inc.	Labor and Materials, including shoring rental through December 2007 for temporary shoring (\$5,000 contingency)	\$72,200.00
Arose Incorporated	Relocate main communications connecting rack to new location.	\$4,788.20

Motion: Ms. Moore

Second: Mr. Chiesa

Roll Call Vote: Yes: 8

No: 0

Mr. Gwalthney thanked the Board Members for attending this Special Board Meeting with such short notice.

## 9. ADJOURNMENT TO END BOARD MEETING

Motion: Ms. Moore

Second: Mrs. Jennings-Dennen

Roll Call Vote: Yes: 8

No: 0

Time: 9:37pm

Respectfully submitted,

Esther R. Pennell,  
Board Secretary  
Woodbury Public Schools