

SOUTH PARK SCHOOL DISTRICT BOARD OF  
SCHOOL DIRECTORS

\* \* \* \* \*

IN RE: ELEMENTARY CENTER SCHOOL  
PROJECT

ACT 34 HEARING

\* \* \* \* \*

BEFORE: JOHN INNOCENTI, Chair  
Wayne Gdovic, Member  
Chelsea Campolongo, Member  
Mark Depretis, Member  
Patrick Sable, Treasurer  
Wayne Perry, Member  
Norman Solomon, Member

HEARING: Thursday, September 29,  
2022  
6:38 p.m.

LOCATION: 2005 Eagle Ridge Drive  
South Park, PA 15129

Reporter: Marissa Mantia

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ALSO PRESENT:

C. Robert Schafer

Alisha Henry

George Herouvis

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A P P E A R A N C E S

SAL BITTNER, ESQUIRE

Andrews & Price, LLC

1500 Ardmore Boulevard

Suite 506

Pittsburgh, PA 15221

Solicitor for School District

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MS. CAMPOLONGO:

Mr. Innocenti.

CHAIR:

Here.

MS. CAMPOLONGO:

Mr. Wentzel. Mr. Sable.

MR. SABLE:

Here.

MS. CAMPOLONGO:

Mr. Rudolph. Mrs.  
Blackner. Mr. Depretis.

MR. DEPRETIS:

Here.

MS. CAMPOLONGO:

Mrs. Jurall. Mr. Perry.

MR. PERRY:

Here.

MS. CAMPOLONGO:

Mr. Solomon.

MR. SOLOMON:

Here.

CHAIR:

Okay. Please note that

1 we do have five School Board members  
2 here, which constitutes a quorum.

3                   Tonight is a special  
4 meeting. It's a public hearing  
5 pursuant to Act 34, and it's in  
6 relation to our remodeling of the  
7 Elementary Center and the addition  
8 that goes with it. So tonight is a  
9 very programmed format as required by  
10 Act 34. So I'm going to start that  
11 now moving forward.

12                   ATTORNEY BITTNER:

13                   Good evening, I'm Sal  
14 Bittner, and my firm Andrews & Price.  
15 serves as the Solicitor for the South  
16 Park School District. I've been asked  
17 to moderate tonight's Act 34 public  
18 hearing in regards to the South Park  
19 Elementary Center building project.

20                   I will initially be  
21 reading into the record the Compliance  
22 Statement explaining the legal purpose  
23 for tonight's public hearing. After  
24 that I shall outline the procedures  
25 that we will be following tonight.

1                   First the Statement. In  
2                   1973 the Pennsylvania General Assembly  
3                   amended the Public School Codes with  
4                   Act 34. The purpose of the Act was  
5                   informational, to ensure that no major  
6                   school construction be undertaken  
7                   without making certain facts and  
8                   details of the project known to the  
9                   public.

10                   To this end any time  
11                   that a school district plans to build  
12                   a new school building or expand an  
13                   existing building by more than 20  
14                   percent of its architectural state,  
15                   the School District must:

16                   Approve and publish  
17                   maximum building construction and  
18                   project costs. Conduct a public  
19                   hearing in the format of a legislative  
20                   hearing upon 20 days notice. And  
21                   provide a brochure detailing the need,  
22                   plan and costs and other features of  
23                   the project at least 20 days in  
24                   advance of the hearing, and at least  
25                   30 days prior to submitting the



1 building construction costs to the  
2 Pennsylvania Department of Education  
3 for approval. And provide a printed  
4 informational booklet detailing the  
5 need for the project, alternatives  
6 considered, special features of the  
7 project, the direct and indirect costs  
8 associated with the project, including  
9 cost analysis, alternative methods for  
10 financing the direct cost, and the  
11 effect of the direct and indirect  
12 costs on the District's tax base at  
13 least 20 days prior to the hearing.

14 Said informational  
15 booklet must also be mailed and news  
16 media in sufficient time for these not  
17 later than 14 days prior to the  
18 hearing.

19 On August 11, 2022, by a  
20 majority vote, the Board of School  
21 Directors authorized for the school  
22 --- the South Park Elementary center  
23 building project a maximum building  
24 construction cost of \$13,349,398.

25 The term maximum

1 building construction costs includes  
2 general construction, heating and  
3 ventilation, plumbing, electrical and  
4 other structural expenses, fixtures  
5 and equipment and architectural and  
6 engineering fees on these items.

7 The term maximum project  
8 costs means those building  
9 construction costs of \$13,349,398 plus  
10 all other costs of the project  
11 proposal, including site development  
12 rough grading, access roads,  
13 architectural and engineering fees on  
14 these items, legal fees and the like.

15 The maximum project cost  
16 was authorized not to exceed  
17 \$31,148,461. Included within the  
18 informational booklet at page four, is  
19 a formal public notice, which appeared  
20 in the Pittsburgh Post-Gazette on  
21 August 28th, 2022, as demonstrated by  
22 proof of the publication delivered to  
23 me.

24 This informational  
25 booklet was released to the news media

1 and made available for inspection at  
2 the Administration Offices of the  
3 School District beginning Wednesday,  
4 September 14th, 2022.

5 Accordingly upon review  
6 of the School Code and applicable  
7 regulations of the State Board of  
8 Education, I find this public hearing  
9 to be duly constituted and properly  
10 conducted pursuant to law. So that's  
11 the opening statement out of the way.

12 We will have several  
13 presentations by representatives of  
14 the School District. Thereafter, we  
15 will entertain public comments and  
16 questions. Our solo speakers will be  
17 available to answer any questions that  
18 the public may have.

19 Importantly, this will  
20 be the public's opportunity to make  
21 comments and suggestions related to  
22 the project. Although it was not  
23 necessary for residents to reserve  
24 agenda time in order to speak at  
25 tonight's hearing, those individuals

1 who chose to reserve time will be  
2 given the first opportunity to speak.

3 Then participants who  
4 did not reserve any time will still be  
5 given the opportunity to speak  
6 afterwards. I'll recognize all  
7 participants who wish to participate  
8 in tonight's hearing.

9 You must preface your  
10 comments by stating your name,  
11 address. These participants shall be  
12 limited to three minutes duration of  
13 speaking time. Members of the public  
14 will be given a second opportunity to  
15 speak, but only after all others who  
16 wish to speak have been heard.

17 The School District is  
18 also required to maintain transcripts  
19 of the --- a transcript of tonight's  
20 proceeding. Therefore, you will note  
21 that we have present a public  
22 stenographer. To enable the  
23 stenographer to maintain an accurate  
24 transcript, we can only have one  
25 person speak at a time. We therefore

1 request your cooperation in this  
2 regard.

3                   Written comments are  
4 received what they're --- I don't  
5 believe we've received actually  
6 written comments, so forget that part  
7 there.

8                   But lastly, if you do  
9 not have --- if you do not want to  
10 make a comment tonight, the public may  
11 still submit written comments  
12 regarding the South Park Elementary  
13 Center building project up until  
14 Monday, October 31st, 2022 at 1:00  
15 p.m.

16                   These comments are to be  
17 submitted to the offices of the  
18 Superintendent at the Central Offices,  
19 2005 Eagle Ridge Road, South Park, PA  
20 15129. Such post-hearing comments  
21 will be made part of tonight's ---  
22 part of the record of tonight's  
23 proceedings.

24                   Prior to joining this  
25 Act --- adjourning this Act 34

1 hearing, I will note the name and  
2 address of the writer to confirm the  
3 comments that we deliver here tonight.  
4 Please understand that the transcript  
5 of this Act 34 hearing and all other  
6 written comments received tonight or  
7 again by the Monday, October 31st,  
8 2022 deadline will be available for  
9 view by any Board member.

10 The transcript, along  
11 with any written comments received  
12 tonight, will be posted on the  
13 District's website as soon as it is  
14 transcribed. Any post-hearing written  
15 comments will be posted on that  
16 website as well.

17 Before we begin the  
18 presentation, I'd like to reflect that  
19 the following Board members are  
20 present. John Innocenti, Pat Sable,  
21 Nick Rudolph, Mark Depretis, Wayne ---  
22 sorry, Nick Rudolph is not here. We  
23 have Mark Depretis, Wayne Perry and  
24 Norman Solomon. Each Board member  
25 will have an opportunity to review the

1 complete record of tonight's hearing.

2 Our first District  
3 presenter will be Mr. Wayne Gdovic,  
4 who will give a brief project  
5 introduction.

6 MR. GDOVIC:

7 Thank you, Sal. First  
8 off I want to apologize, because I  
9 typically don't like to read off of  
10 PowerPoints, but because of the nature  
11 of the hearing, I want to make sure  
12 that I cover all of the information  
13 that we have here this evening.

14 So I'm going to start  
15 with the project overview, which we  
16 all know that we're here in regards to  
17 our current elementary school. It was  
18 constructed in 2001 and it currently  
19 houses grades K through 4. It's  
20 located on the same campus as the high  
21 school right above us. And we did  
22 conduct a facilities study, which was  
23 done in 2021.

24 And I'm going to go over  
25 quickly the issues that are relatory

1 in the facilities study that were  
2 broken down into the site, the  
3 building, the HVAC, the plumbing and  
4 the electric.

5 So first of all the  
6 site, the parking lot and drives and  
7 asphalt play areas are showing signs  
8 of alligator cracking, full-depth  
9 cracking and depressed areas.

10 Overall the asphalt is  
11 in fair to poor condition. The  
12 concrete lots and curves are cracking  
13 and joints have started to widen, due  
14 to settlement, creating potential  
15 tripping hazards. Concrete has also  
16 started to deteriorate in several  
17 joint locations. Some areas of  
18 sidewalk and curb have been replaced.  
19 The existing newer curbs all have  
20 chips along the edges and stalling  
21 areas.

22 Conflicts with buses and  
23 automobiles due to single --- due to a  
24 single-access drive. Pedestrians  
25 accessing the front entrance for most



1 areas in the parking lot have to  
2 traverse the lot to access concrete  
3 walks. This creates a potential  
4 safety concern and site safety should  
5 be improved in this area.

6 Site signage is fair.  
7 Visional signage is recommended and  
8 should be installed to help direct  
9 visitors coming to the campus. The  
10 building itself, the exterior caulking  
11 in control joints and around windows  
12 and doors need replaced. An infrared  
13 scan was done of the buildup roof  
14 indicated areas of white insulation.  
15 The buildup roof should be replaced.

16 Door hardware on main  
17 entrance and interior vestibule need  
18 replaced and all exterior frames  
19 removable mullions needs replaced  
20 because of their deteriorating  
21 condition.

22 The office and main  
23 entrance layout does not permit  
24 visitors to drop off or receive items  
25 from the office personnel without

1 first entering the office, which is a  
2 security issue. And the area should  
3 be altered to provide a security  
4 vestibule with a transaction office in  
5 it.

6 VCT flooring and some  
7 VCT tiles have started to shift or  
8 leaving gaps between the tiles. Tiles  
9 over floor expansion, control joints  
10 have also cracked, due to the  
11 movement.

12 Acoustical ceilings,  
13 some of the acoustical ceiling tiles  
14 have started to warp. Some of the  
15 classrooms have carpeted floors which  
16 is in fair condition and should be  
17 replaced with VCT flooring. Gym and  
18 stage wood flooring is showing its age  
19 and should be sanded and refinished.  
20 The gym wall impact pads are in poor  
21 condition and should be replaced.

22 The School District has  
23 reported the gym and cafeteria  
24 acoustics need to be improved.  
25 Existing acoustical wall panels will

1 be removed and new panels will be  
2 installed and quantity of panels  
3 increased to address that issue.

4 The majority of the  
5 kitchen equipment is showing its age.  
6 The School District has requested new  
7 equipment and a layout to be replaced  
8 and kitchen layout improved to provide  
9 work space.

10 A media center --- this  
11 is a two-story space or a main library  
12 when you come into the building. The  
13 School District has requested that  
14 acoustics be improved and the area  
15 redesigned for a better supervision  
16 area and to accommodate a bigger space  
17 area.

18 The student gang  
19 toilets, room corridor lavatories and  
20 countertops are in poor condition and  
21 should be replaced. The HVAC there  
22 are two hot water pumps and two  
23 chilled water pumps. One of the pumps  
24 required replacement since the  
25 original installation.

1                   The life expectancy is  
2                   20 years, therefore, the other three  
3                   should be replaced. The original HVAC  
4                   control system controllers are no  
5                   longer manufactured and difficult to  
6                   repair. One wing has been upgraded,  
7                   replacement of the remaining original  
8                   controllers is recommended.

9                   Several of the original  
10                  exhaust fans have been reported to be  
11                  very difficult to maintain because of  
12                  location in the ceiling, but  
13                  replacement of fans to more  
14                  serviceable locations is recommended.  
15                  Meaning we need to place those service  
16                  areas out into the hallways and not in  
17                  the actual classrooms, so when they  
18                  are serviced we don't have to move  
19                  students out.

20                  The plumbing area ---  
21                  I'm sorry, the rooftop kitchen makeup  
22                  area and air-conditioning unit are in  
23                  very poor condition and are in need of  
24                  replacement.

25                  Now, the plumbing, it

1 has been reported by the school that  
2 several plumbing fixtures do not  
3 receive hot water in a reasonable  
4 amount of time. Additional domestic  
5 hot water return lines should be  
6 added.

7 The school has certified  
8 two domestic hot water heaters. One  
9 unit has been replaced, while the  
10 other is still the original and in  
11 need of replacement.

12 The master mixing valves  
13 are in poor condition. This project  
14 will incorporate distributed mixing  
15 valves in each group of fixtures as  
16 required by the local Plumbing Code.

17 The existing gang toilet  
18 room lavatories are in poor condition  
19 and in need of replacement. The  
20 existing motion sensor flush valves  
21 and faucets are battery-powered, which  
22 create a constant maintenance  
23 requirement. Hard-wired replacement  
24 flush valves with manual backup are  
25 recommended.

1 Under the electrical  
2 portion of the building, the emergency  
3 generator that serves emergency  
4 lighting and the phone system data  
5 services, kitchen freezer and cooler  
6 and a portion of the heating system is  
7 in need of replacement.

8 The majority of building  
9 lighting is accomplished via  
10 fluorescent fixtures housing the T8  
11 lamps and electronic valves. The  
12 gymnasium, library have metal halide  
13 fixtures and the library currently has  
14 low light problems. Building lighting  
15 should be upgraded to LED for better  
16 efficiency and better lighting levels.

17 The gymnasium PA system  
18 is building-original. That is  
19 outdated and in need of replacement  
20 due to poor intelligibility. The  
21 building's fire alarm handle is no  
22 longer manufactured and parts can be  
23 difficult to come by.  
24 The entire fire-alarm system should be  
25 replaced, which will also help ensure

1       strobe lights in the addition will be  
2       synchronized with those in the  
3       original building.

4                       The School District has  
5       reported in the past a consistent and  
6       slightly growing enrollment, however,  
7       they're reporting a larger than normal  
8       enrollment in grades K to 4 recently.  
9       Enrollment increases along with  
10      program changes are the main reasons  
11      why additional classrooms are needed.

12                      The next page that I had  
13      to go over was basically looking at  
14      the building capacity. Our current  
15      building capacity for our elementary  
16      school is 750 students. With the  
17      renovation, the building capacity  
18      would be 1,125 students or staff  
19      members present with that.

20                      Keep in mind when you're  
21      talking about capacity you're not  
22      talking about capacity or an exact  
23      number of students in every classroom.  
24      There are certain requirements that we  
25      are required to be in compliance with

1 state mandates.

2 So for example,  
3 special-education rooms have to be a  
4 certain size. Only a certain number  
5 of students can be present in those  
6 rooms and staff members at that time.  
7 So it's not like it used to be, where  
8 you have one classroom and you could  
9 put a number of students in there.  
10 Many of those rooms are specific to  
11 the particular program that's being  
12 offered.

13 In addition to regular  
14 education and special education, we  
15 have to offer a variety of other  
16 services, which include physical  
17 therapy, occupational therapy, speech  
18 therapy, mental-health counseling and  
19 mental-health services and a multitude  
20 of other programs that we do offer.

21 The project alternatives  
22 the Board of Directors for the South  
23 Park School District has considered  
24 many options to address plan,  
25 physical school deficiencies, needed



1 improvements, educational programs and  
2 financial ability for the South Park  
3 School District.

4 The 2021 feasibility  
5 study outlined the various options for  
6 the high school, the existing  
7 Elementary Center, the site and the  
8 floor plans.

9 There were two parts to  
10 the site plan options to address  
11 vehicle flow and parking. Partial  
12 site option one was to separate bus  
13 and parent/staff vehicle lanes.  
14 Partial site plan option two was to  
15 separate bus and parent/staff vehicle  
16 lanes and redesign 190 space parking  
17 lot, for a total of 219 spaces,  
18 including the front lot.

19 As far as the building  
20 goes, there was option one, this is a  
21 partial site and floor plans for a  
22 second floor addition that would have  
23 four classrooms, kindergarten addition  
24 on a second floor.

25 Option two was a site

1 and floor plan for a first floor  
2 addition, which would be eight  
3 classrooms, kindergarten addition on  
4 first floor with a new playground.

5 Option three was site  
6 and floor plans for a first floor  
7 addition, eight classrooms,  
8 kindergarten addition on the first  
9 floor with new playground.

10 Option four was a site  
11 and floor plan for a first and second  
12 floor addition, eight classrooms,  
13 kindergarten addition on the first  
14 floor, four classrooms addition on the  
15 second floor, two classrooms and two  
16 Title 1 rooms.

17 The second floor  
18 addition would also include  
19 mental-health offices, toilet rooms, a  
20 conference and storage rooms. Option  
21 five was the site plan and floor plans  
22 for a first and second floor addition.  
23 It would have eight classrooms,  
24 kindergarten addition on the first  
25 floor with a new playground.

1                   The first floor addition  
2 would include a large group  
3 instruction, conference room, storage  
4 rooms, mechanical room, faculty room  
5 and toilet rooms. And the existing  
6 Title 1 room would be converted to a  
7 classroom.

8                   Four classroom addition  
9 would be on the second floor with two  
10 classrooms and two Title 1 rooms.

11                   The second floor  
12 addition would include the  
13 mental-health offices, toilet rooms,  
14 conference and storage rooms. And we  
15 would repurpose an existing space into  
16 the new LGI on the second floor.

17                   And finally option six  
18 was the site and floor plans for a  
19 first and second floor addition. It  
20 would have eight classrooms,  
21 kindergarten addition on first floor  
22 with new playground, 12 classroom  
23 addition on the second floor.

24                   The additions also  
25 included a large group instruction,

1 conference and storage rooms,  
2 mechanical room, faculty room, toilet  
3 rooms and the alteration to the  
4 entrance vestibule, media center and  
5 existing playground. To repurpose the  
6 existing space would become a large  
7 group instruction.

8 After careful review of  
9 all the options, site option number  
10 two and the building design option  
11 number six with modifications was  
12 selected by the Board as the best  
13 option for the South Park Elementary  
14 Center to move forward.

15 These design  
16 modifications include the following:  
17 Alterations to the kitchen,  
18 alterations to the existing classroom  
19 adjacent to the media center to create  
20 a TV studio, Esports lab. Alterations  
21 to create an autistic classroom and a  
22 sensory area. An alteration to create  
23 an office for the Special-Education  
24 Department, adding corridor tack  
25 boards and creating educational spaces

1 in the existing lobby, refurbish the  
2 existing cafeteria and gym, operable  
3 wall, which is actually now  
4 inoperable.

5 We're unable to get parts for it and  
6 we are having some issues with the  
7 acoustical wall.

8 Replacement of  
9 additional acoustical wall panels in  
10 the cafeteria and gym and media center  
11 to improve acoustics. And alteration  
12 to the existing office secretary wing  
13 area and vestibule to create a  
14 security vestibule with a secure drop-  
15 off, pick up transaction area.

16 The Board believes site  
17 option two and building option design  
18 six's modifications is the best  
19 alternative to maintaining the quality  
20 of education, to provide a facility  
21 that will meet the needs and increase  
22 the enrollment of the South Park  
23 School District students while  
24 accommodating the District programs.

25 At this time I would

1 turn this over to our architect, Mr.  
2 Rob Schafer, to discuss the project  
3 description.

4 MR. SCHAFER:

5 Thank you. I am Rob  
6 Schafer with HHSDR Architects. For  
7 the site features --- and we'll ---  
8 after these couple slides I will have  
9 to show you on the site plan and floor  
10 plans for all these areas. But first  
11 with the site --- and I will have a  
12 couple of main items which is  
13 separate, the onsite bus and vehicle  
14 traffic. Currently there's all access  
15 to site divided by one single access  
16 drive.

17 Within the design we  
18 need to create two access drives, one  
19 for the buses and one for the parents  
20 to drop off. So to separate that  
21 onsite congestion and as well as  
22 redesign the front parking lot to make  
23 it safer for when people do park they  
24 have a cleaner and a safer access onto  
25 concrete coming into the site. We're

1 also looking at new parking areas with  
2 213 parking spaces.

3 We have site-directional  
4 signage as well as a secure play area.  
5 Currently the play area in the back is  
6 not totally fenced in and we'll be  
7 adding a fence around the entire back  
8 play area. Some program features are  
9 security-vested transactions.

10 Currently when you enter  
11 the elementary, you get buzzed in from  
12 the outside door, then you get buzzed  
13 into the inside door. What we're  
14 doing is redesigning that office  
15 secretary area to create a space for a  
16 secretary to move out near that inner  
17 vestibule wall. Therefore parents or  
18 whoever can come in, drop stuff off  
19 without actually entering the  
20 building.

21 Also a kitchen  
22 operations, media center operations as  
23 Mr. Gdovic had stated, with the media  
24 center --- TV studio and Esports lab.  
25 Also a special needs instructional

1 area create some acoustical class plus  
2 autistic classroom, sensory area and  
3 small group areas.

4 We're also constructing  
5 a two-story classroom wing addition.  
6 Actually, the addition will be a  
7 20-classroom addition. Two story will  
8 be the 16 classrooms and then four  
9 classrooms on top of the existing  
10 building, for the 20 classrooms.  
11 Roughly 39,420 square foot addition.

12 Classroom teaching areas  
13 as well as we'll improve the grade  
14 level separation by wings and floors.  
15 Some of the building features durable  
16 exterior and interior finishes.  
17 Exterior, as noted by the original  
18 slide, we're matching the exterior  
19 finishes. We're breaking the block  
20 because, therefore, we make the  
21 addition look very similar to the  
22 existing building, so it doesn't look  
23 like an addition. Have everything  
24 flow together.

25 Inside will be exposed



1 blocks, ceramic tile, porcelain tile  
2 on the walls. Again, durable  
3 finishes.

4                   The building will be  
5 initially fully air conditioned as  
6 well as fully sprinklered. Again, as  
7 mentioned before, the secure entrance  
8 point as well as access control  
9 hardware and security cameras ---  
10 those are the fob readers at that  
11 exterior doors.

12                   The entire building will  
13 be handicap-accessible, while using  
14 green principal sustainable sight  
15 design, water efficiency like low-flow  
16 fixtures as well as day lighting. And  
17 for energy conservation, occupancy  
18 sensors as well as --- LED lighting.  
19 And indoor environmental quality  
20 control with CO2 sensors, as well as  
21 creating more fresh air from the  
22 mechanical system.

23                   That is your existing  
24 --- in the yellow (indicating), the  
25 existing elementary. And here's the

1 existing bus loop (indicating). We're  
2 going to create two bus --- an access  
3 drive through, buses come in, make the  
4 loop and exit out. And then parents  
5 will come in, circle around, drop off  
6 and exit out.

7 That loop for parents is  
8 the same location where the existing  
9 loop is now, but we're redesigning  
10 this parking lot. Therefore, someone  
11 does need to park in the park. After  
12 it's up to the concrete walks and  
13 they'll walk and they have one access  
14 point across the traffic. Let's say  
15 for people who do park and walk the  
16 students in.

17 Again, separate parents  
18 from the bus traffic. Parking lot on  
19 the side will stay the same. All the  
20 asphalt, the existing asphalt will be  
21 resurfaced. Here's the addition  
22 (indicating). We're also going to  
23 create a walk path. It'll also be  
24 wide enough for emergency vehicles to  
25 make a complete access around the new

1 addition.

2 We want to put a fence  
3 around the entire site area back here  
4 (indicating), the playground area.  
5 And again, this Act 34 hearing is for  
6 the building only.

7 Here's your first floor  
8 (indicating). You come in here.  
9 Notice where we're redesigning the  
10 front entrance vestibule, moving the  
11 secretary out front so when they get  
12 buzzed in to this door and to this  
13 vestibule, they can have a transaction  
14 point to a secretary right there  
15 without actually entering in the  
16 school, which makes it safer.

17 Redesigned the kitchen  
18 area. We're also going to be doing  
19 some cosmetic finishes throughout the  
20 building, as well as the toilet rooms.  
21 Replacing the sinks and the two gang  
22 bathrooms down by the classroom wings.  
23 And in the existing library media  
24 center, redesign that, creating still  
25 the media center on this point

1 (indicating) ---. Each floor is going  
2 have a TV studio.

3 Your existing  
4 classrooms, there's two existing  
5 classrooms right here (indicating),  
6 this is where there will be an  
7 autistic sensory room and small group  
8 room. And then here's on the first  
9 floor eight classrooms for  
10 kindergarten, as well as we have two  
11 small group rooms that could be opened  
12 up into one large group area, but has  
13 a door to the outside, to a rubber  
14 surface outside.

15 So that'll be an area  
16 that'll be fenced in as well, so they  
17 can take the class out there. Outside  
18 activities, come back in. Gang  
19 restrooms, faculty restrooms and use  
20 of toilet rooms all on this area.

21 And then the second  
22 floor, the addition up here very  
23 similar to the first floor. We got  
24 your eight classrooms, large group or  
25 two small groups that can open into a

1 large group. You got your bathroom  
2 gang toilets for students, faculty and  
3 your public faculty toilet rooms and  
4 unisex toilet rooms.

5 Then we got the two  
6 classrooms, again, a small group,  
7 sensory, autistic, and then for  
8 learning --- another small group area  
9 there for some therapy offices. And  
10 this you tie it into the existing  
11 building right here (indicating).

12 Again, the further out  
13 you stay on the first floor new  
14 finishes throughout as well as  
15 replacing the sinks, and in this area  
16 (indicating), creating that into  
17 another large group of structural  
18 space.

19 Currently the maximum  
20 project costs estimate that's been  
21 established for PDE that's to be at  
22 \$31,140,461. This cost represents the  
23 site-development costs, building  
24 construction costs, utility fees,  
25 furniture, technology, permits and

1 special surveys, design and  
2 engineering contingency as well as  
3 financing. Again, this is for the  
4 building elementary and the site  
5 related to the elementary only.

6 This project has also  
7 established for the building addition  
8 maximum building construction costs of  
9 \$13,349,398. That represents a cost  
10 of construction, insurance, program,  
11 furniture, design and engineering  
12 minus the site development and land  
13 costs. Again, this is for the  
14 addition only.

15 And that was what the  
16 Board has adopted to --- before the  
17 scheduled hearing before we could even  
18 have this hearing. Which they did  
19 back in August. And that's also on  
20 page 22 of the actual Act 34 booklet.

21 Then also it stated for  
22 Act 34 aggregate building expenditure,  
23 that would be for the maximum costs  
24 for the addition of \$13,797,914. That  
25 is Act 34 building construction costs

1 for the project are \$448,516, less  
2 than the aggregate building  
3 expenditures.

4 I'll turn this over to  
5 Alisha Henry.

6 MS. HENRY:

7 Good evening, ladies and  
8 gentlemen, the Board Administration,  
9 public, my name's Alisha Henry. I  
10 work for PNC --- the investment  
11 bankers for South Park School  
12 District.

13 As part of the Act 34  
14 hearing process, we're asked to  
15 analyze four different methods of  
16 financing. The first always being  
17 cash, which is an unrealistic option  
18 for any school district. Then we look  
19 at three long-term financial ---  
20 financing methods, which include a  
21 general obligation bond, a local  
22 authority revenue bond and a state  
23 public school building authority bond.

24 Which in general  
25 speaking terms, a general obligation

1 bond is always the least expensive  
2 financing mechanism, as the local  
3 authority and the SPSDA come at a much  
4 higher cost of issuance, as well as  
5 higher interest rates.

6 So this is just a part  
7 of the Act 34 hearing for illustration  
8 purposes only. You can see the  
9 maximum building project costs that  
10 the general obligation bond averaging  
11 a certain payment as well as in the  
12 other two options.

13 Also, as Sal read at the  
14 beginning, we also must determine the  
15 indirect and direct cost of the  
16 project to the District. So once we  
17 determine the method of finance, we  
18 determine the direct cost, which is  
19 the actual debt cost and the indirect  
20 cost to the District.

21 In this case the  
22 indirect cost for the South Park  
23 Elementary Center project is expected  
24 to be minimal, and it will encompass  
25 utilities, insurance and custodial



1 costs, totaling \$83,000. I'd like to  
2 note that the millage equivalency for  
3 one mill in South Park School District  
4 is roughly \$830,000.

5 Then we look at the  
6 total millage impact, which is direct  
7 impact as the debt. We have already  
8 issued \$9,905,000 worth of bonds in  
9 2022. The debt of service increase to  
10 the District for the '22 bond issue  
11 was roughly \$295,000. And we do have  
12 \$21 million that we will issue in '23  
13 or over subsequent years. And the  
14 debt of service increase in the Act 34  
15 hearing is roughly \$900,000.

16 So to get to the millage  
17 equivalency, I am dividing all of  
18 these costs by the \$830,000 mill to  
19 equate this to a mill. So the first  
20 bond issue equated to .36 mills. The  
21 upcoming debt equates to 1.08 mills  
22 and the indirect cost above equates  
23 to .1 mills, for a total cost of 1.54  
24 mills.

25 I would like to just

1 mention that the District doesn't ---  
2 doesn't equate this into how this is  
3 going to be funded in the future, but  
4 this is how the equivalency must be  
5 stated in the Act 34 hearing.

6 And then for those of  
7 you who don't like numbers, you could  
8 read at the bottom. You take the 1.44  
9 mills of the direct cost and the .1  
10 mill of the indirect cost issued.  
11 Again your total mill is 1.54.

12 That takes us, I think,  
13 back to you, Sal.

14 ATTORNEY BITTNER:

15 Okay. That is all of  
16 our speakers for this evening. So at  
17 this point we can open up and go to  
18 our speakers who have signed up. I  
19 believe we have one individual signed  
20 up.

21 Can you please come up  
22 to the microphone, state your name and  
23 address. And if you could spell your  
24 last name for our court reporter.

25 MR. HEROUVIS:

1                   Good evening, my name is  
2                   George Herouvis.    It's  
3                   H-E-R-O-U-V-I-S.    I live at 1721 Kings  
4                   Court in South Park, and I do have two  
5                   school-age children in the District.

6                   I will say that I'm  
7                   pleasantly surprised that we got some  
8                   good information here tonight.    So  
9                   thank you very much.    I'm also a  
10                  little bit unpleasantly surprised that  
11                  we have a lack of attendance of  
12                  citizens here.    However, I do have a  
13                  number of questions and concerns.

14                  I'm not going to do an  
15                  exhaustive list, I'll just go through  
16                  the number one ---.    The report that  
17                  you read at the beginning is very  
18                  vague.

19                  You did not note what's  
20                  wrong with the roof in any measurable  
21                  quantifiable way.    Did the old roof  
22                  leak?    Does it not leak?    Does it just  
23                  have a small section of damage?    I  
24                  don't know.    It just says things like  
25                  looking at its age.    Could be

1 repaired? All the same stored output,  
2 should be repaired anyway.

3 All that stuff leads me  
4 to believe that this is just a big  
5 grappling. Like when my kid says,  
6 hey, I've got my Santa Claus list. He  
7 gives me a list of about 50 items,  
8 maybe he expects all 50 items, I don't  
9 know, but he knows he's not going to  
10 get all 50.

11 So when I see this list  
12 that you have \$31 million, which is  
13 obscene, to put it mildly, \$31 million  
14 on the backs of taxpayers who already  
15 pay one of the highest millage rates  
16 for school districts in Allegheny  
17 County. Again, obscene doesn't even  
18 begin to describe the amount of money  
19 for this project.

20 So I would like to know  
21 what is in just generalized disrepair.  
22 What's not optimized we would like to  
23 change? What's totally broken that  
24 needs to be replaced immediately? Is  
25 there a safety issue ---? How many

1 squares of roofing material? Like you  
2 know, what depths do we need to take  
3 the insulation out of something. I  
4 need actual numbers.

5 Also because this is  
6 such a large amount of money, without  
7 throwing any accusations out, I would  
8 like to know the relationship that a  
9 member of the Board has to the  
10 architectural firm, the people that  
11 are going to be doing the  
12 construction, all that sort of stuff.

13 I want to know any  
14 direct relationships, indirect  
15 relationships, who decides the  
16 architect firm, who decides who's  
17 going to build the project.

18 Also, I didn't even know  
19 --- I'll be honest with you, I didn't  
20 know what Esports were. My wife knew.  
21 She said videogames. My kids knew,  
22 yeah, they're videogames. I had no  
23 idea what Esports were. I thought  
24 maybe it's Nintendo we used to do, and  
25 you play with the kids. I had no

1       idea.    So when I heard it was  
2       videogames, I was so shocked.

3                   As parents we try to  
4       limit videogames.   And then now you're  
5       bring videogames into the school?  
6       That just seems totally backwards.  
7       It's like you're trying to add more  
8       distraction, less in the learning  
9       environment.

10                   A TV studio for  
11       elementary kids?   Twenty (20) new  
12       classrooms for what was possibly a  
13       hundred new kids coming in maybe.   And  
14       during the last Board meetings, you  
15       known, there wasn't as many as we  
16       thought.

17                   Maybe there's going to  
18       be another hundred kids, I don't know,  
19       that's possible.   What about temporary  
20       classrooms?   Maybe you know, over the  
21       next five years there's going to be a  
22       hundred new kids or 150 new kids in  
23       the District.

24                   ATTORNEY BITTNER:

25                   At this point we're

1 limiting speakers ---.

2 MR. HEROUVIS:

3 I understand.

4 ATTORNEY BITTNER:

5 Okay.

6 MR. HEROUVIS:

7 There's three people in  
8 here. I'm going to be brief, I  
9 promise.

10 CHAIR:

11 We have rules, so we  
12 need to follow those rules.

13 MR. HEROUVIS:

14 One more minute and I'll  
15 be finished.

16 ATTORNEY BITTNER:

17 We're limited to three  
18 minutes. We give everyone else ---  
19 whoever else needs to speak ---.

20 MR. SCHAFER:

21 You could come back.

22 MR. HEROUVIS:

23 Yeah.

24 ATTORNEY BITTNER:

25 But for now we only have

1 three minutes per speaker.

2 CHAIR:

3 Might not be anybody  
4 else.

5 ATTORNEY BITTNER:

6 Does anyone else in the  
7 audience at this point who hasn't  
8 signed up want to speak? Perfect.  
9 Okay, if there's no one else, you can  
10 speak again.

11 MR. HEROUVIS:

12 Absolutely.

13 ATTORNEY BITTNER:

14 No problem.

15 MR. HEROUVIS:

16 All right. So I'm also  
17 concerned with the whole vestibule  
18 idea of the receptionist coming out.  
19 This is a little bit more explained to  
20 me. So instead of building a new  
21 structure where you have to sign in,  
22 pass things through a cubbyhole,  
23 whatever.

24 So you're going to move  
25 the desk out and people are coming to



1 stand at the door they won't be able  
2 to get into the main front office  
3 unless needed, but they can come in  
4 --- in and outside. Is that correct?  
5 Okay. Thank you.

6 Who decided that 20  
7 classrooms was the appropriate number  
8 based on the possibility of 100 or 150  
9 kids coming?

10 MR. GDOVIC:

11 I can answer. I mean,  
12 that was a Board decision, based on  
13 the information that we had presented.  
14 And it's not just 150 new kids coming  
15 in. Over the years we've lost a lot  
16 of programming. We've had to make  
17 classrooms out of closet spaces and  
18 shift things.

19 We are currently short  
20 two learning support classrooms, one  
21 Title 1 classroom, one interventionist  
22 classroom, a gifted classroom, two  
23 speech language areas, which are using  
24 small areas that were actually faculty  
25 rooms, a hearing and visionary area,

1 proper special-education offices,  
2 other spaces that we've repurposed  
3 over the last five years.

4 We used to have a DART  
5 program here. We no longer have that  
6 because we ran out of space and had to  
7 send them elsewhere. We had a  
8 dedicated before and after-school  
9 space for our students. We have  
10 services that are provided by EVS for  
11 parents that can't pick up their kids  
12 or need childcare and we provide the  
13 service to them.

14 We've utilized all the  
15 faculty rooms to make them into  
16 classrooms. We have no storage space.  
17 If you look out there we do have bins  
18 outside that we're using as storage  
19 spaces. The PTO used to have an area  
20 where they were able to come in and  
21 work and do different things. We've  
22 used that as a classroom.

23 The computer lab and the  
24 Makerspace we don't have the ability  
25 to do that on our current structure.

1 Independent sensory rooms, which are  
2 needed for our autistic students, we  
3 don't have the space for that. And  
4 there's no large group instruction,  
5 nowhere to bring students in for, you  
6 know, maybe a grade level, for certain  
7 programs that we offer throughout the  
8 year.

9                   And just briefly I want  
10 to just go back on, to touch on the  
11 Esports' thing. That's not a  
12 guaranteed thing that's going to be in  
13 there. It's not just videogames.  
14 It's actually learning the electronics  
15 and learning the background and such,  
16 how to design those programs.

17                   And there's some fun  
18 activities that would be in --- if  
19 that is something that they elect to  
20 take. We're looking at some different  
21 options and what some other districts  
22 have utilized and we're exploring  
23 that.

24                   But right now, you know,  
25 our greatest area is to create that

1 library space that is useable.

2 If you've been in our  
3 library you can barely hear anybody,  
4 the echo in there. It's very distant.  
5 We don't have an area for a Makerspace  
6 for our students. It just doesn't  
7 exist right now. Our technology and  
8 our computer teachers and our art  
9 teachers are sharing the same  
10 classroom, keeping the storage outside  
11 and bringing the supplies back and  
12 forth, you know.

13 So we are doing a lot  
14 and have been doing a lot of those  
15 things to try and put Band-Aids and do  
16 some things on what's existing. You  
17 know, when you talk about the roof and  
18 you talk about the basics that I can  
19 give you with that original that they  
20 talked about, you know we did replace  
21 a boiler. We did replace some of the  
22 concrete areas that were in dire  
23 repair.

24 The others is falling  
25 apart and it's a constant cost and

1 Band-Aids and the EPs, a lot of costs  
2 almost escalates to some extent. You  
3 know a lot of that and probably, Rob  
4 Schafer, our architect, has talked but  
5 once the general plans go out and the  
6 bid plans go out and all those  
7 specifics that you're looking for  
8 would be out there and that's  
9 something that would be public  
10 knowledge as well.

11 MR. HEROUVIS:

12 Thank you.

13 MR. GDOVIC:

14 You're welcome.

15 MR. HEROUVIS:

16 So from that comment I  
17 am to assume that the bids have not  
18 gone out to a particular construction  
19 company?

20 MR. GDOVIC:

21 That's correct.

22 MR. HEROUVIS:

23 How did you estimate the  
24 cost if you don't have any idea  
25 of the bids?

1                   MR. GDOVIC:

2                   Rob, do you want to  
3 touch on that?

4                   MR. SCHAFER:

5                   Sure. We bid several  
6 projects for schools, so we look at  
7 past projects and recent projects we  
8 just received bids. So we get  
9 detailed cost breakdowns from most  
10 contractors on most projects. We  
11 utilize that. And by walking through  
12 the existing building and calculating,  
13 doing an area takeoff, doing a  
14 quantity takeoff to figure exactly  
15 what needs to be done.

16                   We can use those  
17 quantities and then reach some detail  
18 cost breakdowns to come up with an  
19 estimate. Those construction costs  
20 are estimates. And being a school  
21 project, this has to go out for bid.  
22 So right now we're looking to schedule  
23 to go out for bid in November. We see  
24 bids --- it would be publicly open  
25 bids for any general heating,

1 plumbing, electrical contractor.  
2 There will also be a food-service  
3 contractor for the building.

4 MR. HEROUVIS:

5 In your estimation  
6 what's the opportunity of a series of  
7 bids coming back lower than \$31  
8 million?

9 MS. CAMPOLONGO:

10 It better be lower or it  
11 will be lower.

12 MR. SOLOMON:

13 It can't be higher, sir.

14 MS. CAMPOLONGO:

15 It cannot be higher. We  
16 don't ---.

17 MR. SCHAFER:

18 Right now when we  
19 estimate, we estimate but recently our  
20 numbers are now ---. We do have a  
21 small escalation. We try to estimate,  
22 okay, we're building this --- we're  
23 going to bid this in 12 months or 10  
24 months from now. So we do build in  
25 our estimates and escalation.

1                   MR. HEROUVIS:

2                   40,000 square feet for  
3 the new addition, is that what he  
4 said?

5                   MR. SCHAFER:

6                   Yeah, roughly 39 ---  
7 yeah, roughly 40,000 square feet.

8                   MR. HEROUVIS:

9                   And the current school  
10 seems to be about one-third, or I  
11 should say three times that size?

12                   MR. SCHAFER:

13                   A hundred ---.

14                   MR. HEROUVIS:

15                   So you can accommodate  
16 --- I understand where you're going  
17 with the addition, I do. I think it's  
18 excessive, still.

19                   Just as a little  
20 anecdote. I had a guy come over to my  
21 house to do some repair work and he  
22 said \$2,800. I said, no, I thought it  
23 was ridiculous. I had another person  
24 come over he said \$250. Also licensed  
25 and insured.



1                   So there is at this time  
2                   in history the opportunity for I don't  
3                   know what you call it, you know, it's  
4                   not scalping tickets on the corner for  
5                   a Pittsburgh Steelers game, but it's  
6                   something similar. People can charge  
7                   whatever they want.

8                   Why do this construction  
9                   now, when it's obvious to everybody  
10                  that economic times are going to be  
11                  hard, inflation's up, building costs  
12                  are up. Why do it now? \$31,000,000  
13                  is a lot of money and it's probably  
14                  going to be more than that. You know  
15                  costs never come back under \$31  
16                  million.

17                                   CHAIR:

18                   These are things that  
19                   the Board has to take into  
20                   consideration. In all honestly, this  
21                   project was in design and development  
22                   and was started when things were  
23                   really good economically before the  
24                   COVID crisis and things.

25                                   This is not just

1 something that just happened recently.  
2 It's been an ongoing work to compile  
3 all those numbers and make the designs  
4 and everything to take place.

5 So I mean, why now,  
6 because it does take several years.  
7 This is not something that's going to  
8 be completed in a year. It's going to  
9 be a phased project, which is going to  
10 take some time. So we may never have  
11 the right time.

12 Until the bids actually  
13 go out and the Board can review them,  
14 and say, okay, these are the low bids,  
15 this is what it's coming in at, this  
16 is something that's reasonable or is  
17 it something that's not reasonable.  
18 And then we would make decisions based  
19 on that.

20 MR. HEROUVIS:

21 Well I'm kind of sorry  
22 for the position that even half of  
23 your current number's unreasonable.  
24 \$15 million would be too much.

25 MR. GDOVIC:

1                   Okay. We ---.

2                   MR. HEROUVIS

3                   Twenty (20) classrooms  
4                   --- hold on a second, 20 classrooms,  
5                   put in the back pocket somewhere to  
6                   create classrooms would suffice the  
7                   need for any incoming kids, that sort  
8                   of stuff, and that would be a lot  
9                   cheaper than \$31 million.

10                   So I would like to go on  
11                   the record that no matter the  
12                   explanation tonight ---. And I  
13                   appreciate everybody --- you guys did  
14                   a great job explaining it. I'm not on  
15                   board and I guarantee you most of the  
16                   taxpayers in this township are not on  
17                   board with \$31 million for the  
18                   renovation of a 20-year-old school.

19                   I went to a school that  
20                   was a hundred years old and it was  
21                   perfectly fine. Okay? There's  
22                   nothing wrong with that school. I've  
23                   been there. Maybe it needs to replace  
24                   the room, maybe half of the roof. I  
25                   don't know. Not \$31 million.

1                   Again, it's obscene,  
2                   it's excessive and it's unacceptable.

3                   MR. SCHAFER:

4                   We thank you for your  
5                   comments.

6                   ATTORNEY BITTNER:

7                   I just want to remind  
8                   everyone that you can submit  
9                   additional comments Mr. Gdovic's  
10                  Office, Central Offices, 2005 Eagle  
11                  Ridge Road, South Park, PA, 15129.  
12                  Those can be submitted up until 1:00  
13                  p.m. Monday, October 31st, 2022. And  
14                  I have nothing further to add.

15                  I don't think we have  
16                  any additional comments from the floor  
17                  at this point. So at this point we  
18                  are going to adjourn the hearing.

19                  On behalf of the School  
20                  Board I want to thank you, sir, for  
21                  your comments. For everyone for  
22                  turning up today and participating in  
23                  the process. Thank you.

24                  MR. SCHAFER:

25                  Thank you everyone for

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attending.

\* \* \* \* \*

HEARING CONCLUDED AT 7:26 P.M.

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## CERTIFICATE

I hereby certify, as the stenographic reporter, that the foregoing proceedings were taken stenographically by me, and thereafter reduced to typewriting by me or under my direction; and that this transcript is a true and accurate record to the best of my ability. Dated the 17 day of October, 2022.



Marissa Mantia,  
Court Reporter