

WEST CHESTER AREA SCHOOL DISTRICT
Property and Finance Committee Meeting
Monday, June 15, 2026

Minutes are considered draft until approved at the next P&F committee meeting.

A. OPENING

1. Call to Order

Director Bevilacqua called the meeting to order at 6:01 pm.

2. Take Roll

Attending Committee Members: Director Bevilacqua, Director Jackson, Director Fleming (via Phone)

Absent Committee Member: Director Lahm

Other Board Members: Director Campbell, Director Detre, President Durnell, Director Parkinson

Absent Board Members: Director Frey

Administration: Dr. David Christopher, Mr. John Scully, Mr. Justin Matys, Mr. Wayne Birster, Mr. John McGowan, Ms. Molly Schwemler, Dr. Sara Missett, Dr. Stephen Brown, Dr. Kalia Reynolds, Mr. Damon Gonzaga, Ms. Madison Weary

Also Present: Members of the public

B. PUBLIC COMMENT

1. Public Comment Protocol - District Solicitor

- Residents wishing to make public comment on agenda items must register prior to the start of the meeting.
- Public comments on agenda items will be taken at the beginning of the meeting prior to voting.
- Policy 903: Public Participation in Board Meetings governs public comment. Link to Policy 903: <http://go.boarddocs.com/pa/wche/Board.nsf/goto?open&id=CBWMJN55F8BF>
- The committee chair or designee will call residents in the order in which they signed in.
- A three-minute timer will begin after the speaker states their name and township of residence.

2. Public Comment was made by the following residents on agenda items as indicated:

Judi DiFonzo	Consent Items
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Action or outcome from the meeting: (unless noted, all votes were 3-0. Director Lahm was absent)

C. MEETING MINUTES APPROVAL

1. Approval of May 21, 2026 Property and Finance Committee Meeting Minutes

The committee approved the minutes of the May 21, 2026 Property and Finance Committee Meeting.

D. FINANCE AGENDA ITEMS

1. Approval of 2026-27 School Breakfast/Lunch Prices

Mr. Scully informed the committee that the Healthy, Hunger-Free Act of 2010 requires that schools move towards charging paid lunches at a price that is, on average, equal to the difference between the free lunch reimbursement and the paid lunch reimbursement. The 2026-27 paid lunch equity tool was used to determine if a lunch price increase is needed. The weighted average meal price was \$3.34, and the recommended target average rate derived from the tool is \$3.50, indicating the need for an increase of \$0.16. The district is required to gradually raise lunch prices until they reach the target average rate.

The 2026-27 lunch prices for elementary and middle schools will increase by \$0.10, as indicated below.

2026-27 Meal Prices			
	Elementary	Middle	High
Breakfast	1.50	1.75	2.00
Lunch	3.15	3.40	3.75

Mr. Scully continued the school lunch discussion by informing the committee that the food service department has experienced supply shortages as well as increased costs for food items and shipping in the past few years. As a result of these increased costs, some a la carte item pricing needs to be adjusted. In accordance with School Board Policy 808, price increases for any menu item must be Board approved.

The committee recommended approval of the 2026-27 school meal prices and a la carte pricing.

E. PROPERTY AGENDA ITEMS

1. Middle Schools Educational Specifications Presentation

Mr. Birster and Schrader Group representatives reviewed a presentation detailing the process to develop WCASD Middle School Educational Specifications. The development was a year-long planning and design process intended to reimagine the district’s middle schools. The presentation describes how educational philosophy, learner needs, and desired student outcomes are translated into physical space requirements. Through workshops, surveys, site visits, and collaborative exercises, stakeholders explored next-generation learning trends, including flexible learning studios, STEAM-focused environments, de-institutionalized and nurturing spaces, and community-centered design. As one section states, educational specifications “translate a school district’s educational philosophy, goals, and curriculum into specific physical design requirements”. The process emphasizes understanding the middle school learner, defining learning modalities, and envisioning future learning experiences. The process moved from visioning to programming, presenting bubble diagrams, space relationships, and detailed program areas such as core learning environments, unified arts, performing arts, fitness and wellness, administration, and community spaces. It includes draft square footage targets, capacity planning, and example layouts for learning suites, STEAM labs, arts spaces, and more. The final stages describe how the Ed Spec will inform concept design, including proposed additions and reorganized program relationships for the middle schools. The overarching goal is to create a flexible ecosystem of connected learning spaces that support collaboration, movement, reflection, and student agency - echoing survey findings that a future-ready middle school should be “flexible, student-centered, collaborative, and connected to the real world”.

This is an informational item and no Board action is required.

2. Capital Plan Update

Mr. Birster and Mr. Scully reviewed the 20-year plan for sustaining District Facilities. Mr. Birster reminded the committee that the last formal presentation of the capital plan was in March 2024. Mr. Birster reviewed schedules of current enrollment, building capacities, facilities age and square footage, and a timeline of construction projects. He also reviewed the updated capital plan list with today's anticipated project costs, see table below.

Project	Project Years	Anticipated Cost
Mary C Howse Renovations and Additions	2024-27	\$27,200,000
Building Automation System (District-Wide)	2024-28	\$9,000,000
Hillsdale Renovation and Additions	2025-28	\$29,135,066
Starkweather Renovation and Additions	2026-29	\$30,680,997
Rustin Turf	2025-27	\$2,700,000
Exton Addition and Mods Removal	2026-28	\$3,000,000
Peirce Renovation and Additions	2027-32	\$71,759,072
Henderson Renovation and Additions	2028-34	\$134,279,822
East Bleacher & Team Room	2028-30	\$5,200,000
Spellman Renovation	2027-30	\$3,400,000
Stetson Renovation and Additions	2031-34	\$78,641,684
East Renovation and Additions	2034-39	\$164,653,060
Fugett Renovation and Additions	2038-42	\$108,836,921
Rustin Renovation and Additions	2043-48	\$200,739,270

Mr. Scully reviewed the estimated debt service schedule based on the updated capital plan and noted that the annual debt service requirements over the next 20 years of the capital plan adhere to the District's Debt Service Board Policy. The committee discussed the plan and recommended approval of the updated 20-year capital plan.

3. Approval of 2026-27 Capital Reserve Project Bid Award

Mr. Birster presented the committee with the bid results for the previously approved 2026-27 Capital Reserve Project listed below:

Project Number	Description	Vendor	Project Budget	Award Amount
G145	District-wide Fence Repairs and Replacements – Various	Pro Max Fence Systems, LLC	\$50,000	\$48,820

Project G145 is for District-wide fencing repairs and replacement with a project budget of \$50,000. Approval was requested to award four (4) project locations; Rustin High School, East High School, Stetson Middle School, and Peirce Middle School to Pro Max Fence Systems for \$48,820. The remaining funds will be used for change orders, if needed.

The committee recommended approval of the 2026-27 Capital Reserve Project bid award.

F. CONSENT ITEMS (These items are not voted on at committee level but will appear on the consent agenda at the June Board Meeting.)

1. Approval of 2026-27 Property & Casualty/Liability and Student Accident Insurance

2. Approval of 2026-27 CCIU Marketplace Services Contract

G. OLD BUSINESS - none

H. NEXT MEETING DATE ANNOUNCEMENT

The next Property and Finance meeting will be held on Monday, August 17, 2026.

I. ADJOURNMENT

The meeting was adjourned at 6:41 pm.