

**WEST JEFFERSON HILLS SCHOOL DISTRICT  
CONSTRUCTION COMMITTEE MEETING  
10-9-14**

**Present:**

*Dr. Michael Panza, Superintendent*  
*Debbie Pozycki, Chairperson*  
*Betsy Kane, Turner Construction*  
*Larry Payne, WTW Architects*  
*Doug Shuck, WTW Architects*  
*Alan Caponi, Board Member Rep.*  
*Chris Sefcheck, TJHS Principal*  
*Ira Weiss, Solicitor*  
*Greg O'Hare, Pleasant Hills*  
*Anna Louise Lilley, Board Member*  
*Carolyn Bourgeois, Board Vice President*  
*Dr. David Graham, Board Member*

*John Hosmer, Board Member Rep.*  
*Keith Pancoast, Pleasant Hills*  
*Kelly Magill, West Elizabeth*  
*Ryan Snodgrass, Director of Facilities*  
*Thomas Risley, Jefferson Hills*  
*Tracy Harris, Director of Finance*  
*Kieran Wilmes, Grimm+Parker*  
*Bonnie Dyer, Dir. of Curr./Instr./Assess.*  
*Anthony Lucarelli, Grimm+Parker*  
*Anthony Angotti, Board President*  
*Marianne Neel, Board Member*  
*Darlene Schreiber, Board Member*

Mr. Angotti opened the meeting at 7:05 PM and led in the Pledge of Allegiance. Mrs. Harris took roll. Mrs. D'Alessandro was not in attendance as she had another other commitment.

Mr. Angotti then announced that this meeting was not a voting meeting, and he asked that public comments be held until after the presentations. He then turned over the meeting to Dr. Panza.

**Enrollment Presentation by Dr. Panza:**

- Enrollment data as of September 30, 2014
- Compared our data to both the State and the Demographics Study conducted by Mr. Shelby Stewman in 2009.
- "Live births" and "enrollment projections" could be attained by visiting the PDE website.
- Discussion took place regarding the number of classrooms recommended for the new high school based on this data.

**Course and Room Use Presentation by Mrs. Dyer:**

- Mrs. Dyer stated that this information reflects the minimum number of classrooms to hold the current sections, not accounting for growth, course changes, study halls, or additional work space.
- Electives credits changed because of different options allowed due to 9-period day.
- A video clip of schools who received STEM or STEAM Grants was presented to show how technology will grow through the coming years.
- Mrs. Schreiber asked who was responsible for determining the number of credits needed for students to graduate as a result of the 9-period day. Dr. Panza responded that the District Administrators are.
- Mrs. Pozycki asked how many students are in a special ed class at one time, and Mrs. Dyer specified that the number varies. There are currently 15 students on the roster.

- ESL (English as a Second Language) classes could use special ed classrooms.
- Mr. Risley asked if we still need to have a classroom for each teacher. Dr. Panza said no, but Science teachers should have their own rooms. Could use Planning Rooms for teachers as well.
- Not possible to have all classrooms scheduled every period of every day.
- Mr. Risley still concerned about there being a lot of open classrooms on a daily basis. Are we overbuilding classrooms?
- Install cubicles in some classrooms of teachers who have their own room for those teachers who do not have their own room to use.
- Mrs. Pozycki reiterated that we do not want to overbuild.
- Mr. Sefcheck could not run the high school successfully if he had nine less classrooms than he has now.
- Mrs. Pozycki stressed that we have to provide for some schedule inefficiencies.
- Mr. Risley – we need to review the multi-purpose classrooms.
- Mrs. Neel is concerned about having more space but declining enrollment and the impact of cyber-charter schools’ effect on our current enrollment.
- Mrs. Schreiber asked for the Architect feedback. Mr. Wilmes indicated that he strives for an 85% utilization rate. He will apply the 85% rate to the curriculum requests.
- Nine science classrooms, five labs.

#### Auditorium

- Mr. Angotti started a discussion on the Auditorium. We currently have 711 seats and would increase to 1,000, which would be enough for the student body and personnel.
- Auditorium can be used for study halls.
- A lot of dead time in auditorium.
- Can seats have table tops on some of them? Tablet arms tucked between seats? Testing could be done easier. Retractable seating.
- Need to increase the utilization of the Auditorium.
- Mr. Wilmes indicated that we are only concerned about the square footage for now.
- Will the auditorium interface with the cafeteria and gyms to be able to use cafeteria services at different functions?

#### Technology Ed

- Currently, there are 5,000 sq ft in the Technology Ed Department. Would change this to 3,500 sq ft for “studio space” and 1,000 sq ft for CAD labs. There will also be wall space and 200 sq ft for extra storage.
- Position Tech Ed Department behind the stage.

#### Gymnasiums

- Need to do more vetting. 10,000 sq ft in the main gym may be sufficient with seating for 1,000.
- 7,200 sq ft in the auxiliary gym with 350 seats. Can be reduced to 6,500 sq ft.
- Wrestling room, fitness room, health rooms can all be shared.

### Aquatics

- Two movable bulkheads.
- Stretch pool.
- Locker Rooms
- Shared function – Phys Ed lockers used for public, not swim team lockers
- Concession stand – not at this time.

### Media

- 3,000 sq ft
- 21<sup>st</sup> Century Learning
- TV Studio
- Graphics Lab

### Food Service

- Open-lunch dining.
- Reduces downtime and “loud” time.
- Dedicated one lunch period per day.
- Teachers can more easily meet with students.
- Can downsize dining room if needed.
- Scatter arrangement for serving lines, food court.
- Dedicated ticket/concessions for sports facilities.

### District Office

- Currently 6,000 sq ft
- Meeting room: LGI to be used should district office be moved to the new high school.
- Mr. Angotti would like to revisit this section.

### Budget

- Mrs. Kane from Turner Construction discussed the cost of the project with the changes suggested at the last committee meeting. For example: (a) Changed the square footage, (b) \$195/sq ft, not \$200/sq ft, (c) Limit to 8% FFE, not 9%.
- Schematic designs will change throughout the project.
- Hallways or stairwells can be made narrower to lower GF.
- Dr. Alvi will not be involved in the project until we know exactly where the building will be located on the property.

### Finances

- In 2013, the original borrowing base during the moratorium on PlanCon was \$73M. With the value of mill at \$1,225.83, the impact would be 2.71 mills with five borrowings.
- Millage impact as of 8/18/14 was 2.61 on \$73M with the value of one mill at \$1,345.961 with six borrowings.
- Once the moratorium on PlanCon was lifted, borrowing base is \$85.7M.
- \$85M projected 2.63 millage impact.

- As of 6/30/13, the District has \$10,090,000 committed for future capital projects which the district can borrow from if needed due to the uncertainty of the draw schedule and yearly borrowing capacity.
- By raising taxes to the index, estimated at 2.2%, the district will have enough millage to cover the debt of the project by 2019-2020.
- The additional tax for a property valued at \$100,000 would be \$263 per year total after the final year of raising to the index, based on the projected millage impact of 2.63 mills.
- The value of a mill has changed over the past three years: 2012-13, \$1,057,394; 2013-14, \$1,300,057; 2014-15, \$1,345,961. This is due to the reassessment and new homes being built.
- As the value of 1 mill increases, the millage needed to fund the project decreases.
- Interim property values have increased a total of \$65,389,885 for the past three years. This increased the value of a mill by \$65.389.

### Miscellaneous

- Efficiency factor still needs to be addressed for use of classrooms.
- Mr. O'Hare suggests using 90% inefficiency factor instead of 85%.
- 34 regular classrooms can be interchanged.
- Reduction from 39 classrooms to 34 plus 2 small rooms for gifted classes (total 36 classrooms.)
- Mrs. Neel asked how this information was being presented to the public. Dr. Panza indicated that this information is on our website, and we send out AlertNow messages.
- Research "dashboards" for sharing information.
- Mr. Wilmes is working on a website designed specifically for our high school project that will be available to everyone by visiting the district website. Target dates will be updated, minutes from the meetings will be posted, PowerPoint presentations will be posted, and there will be a comments section for the public to use. Should be up and running by November 1<sup>st</sup>.
- Mr. Shuck will start completing the PlanCon forms.
- Diagrams and site plans will be available at the next meeting on **November 13, 2014**.

The meeting adjourned at 10:15 PM.

Respectfully submitted,

*Patty Zeleznick*

Patty Zeleznick

10.22.14