

**WEST JEFFERSON HILLS SCHOOL DISTRICT
CONSTRUCTION COMMITTEE MEETING
8-21-14**

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
Christian Bareford, Solicitor

Gary Meinen, Willis of PA, Inc.
Greg O'Hare, Pleasant Hills
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

1. **Owner-Controlled Insurance Programs (OCIPs)**

Gary Meinen, from Willis, was in attendance to discuss OCIPs through the PSBA Insurance Trust. Below are some of the advantages to purchasing an OCIP:

- a. better than most OCIPs in that his program has much higher limits;
- b. covers negligence of installation by contractors during construction;
- c. pays for lawsuits, injuries to students;
- d. if repairs are needed, the district would be responsible for paying deductible but would be reimbursed by OCIP;
- e. no deductible on general liability or workers' comp;
- f. this program operates differently from other OCIPs;
- g. owner of "other" facilities have larger deductibles and have collateral requirements;
- h. claims against company do affect rate;
- i. includes safety program that compares to OSHA;
- j. covers all the contractors but works for the school district.

Betsy Kane from Turner noted that they, Turner, is not technically not responsible for safety; however, they have a moral obligation to stop any unsafe practices. Contractors must submit safety plan before starting work. Turner Construction would review and approve the plan before it is accepted. Contractors can bid on projects with and without insurances costs.

Rates for \$50M+ (contracted cost only) is 2.13%, full disclosure. Renegotiating rates end of 2015. The district could stop insurance covering the property that it is paying for now. "Builders' Risk" Insurance – transit, storage, on-site – is 8¢ per 100 per year of construction. There are three different rate categories: 1. Compared to Contractors; 2. Below \$50M; and 3. Above \$50M.

Mrs. Pozycki asked Mr. Meinen how soon we needed to decide if we wanted OCIP, and he indicated that the paperwork must be included in the bids for the contractors which should go out in about six months. Mr. Meinen also suggested that the district review the documents before they make any decisions.

Mr. Meinen indicated that a downside to using OCIPs, per feedback received, is that OCIPs make an unsafe contractor just as safe as a safe contractor.

2. **Update on Traffic Study**

Mrs. Kane informed the committee that the RFP was done, and she received six responses. After meeting with Dr. Panza and Mr. Snodgrass, and consulting with Mr. Shuck, they eliminated both the high and the low bids. They selected Trans Associates, the third-lowest bid, at a cost of \$11,500. The school board will approve the hiring of Trans Associates at the August 26, 2014, Board Meeting.

The Study will include a five-year accident history and will take place at the existing high school. However, the county "authorities" will adjust the scope of the study, and this may adjust the cost. It will take approximately three months to conduct the study.

3. **Update on Geo-technical Study**

Mr. Shuck is recommending Dr. Alvi to conduct the Geo-technical Study. He indicated that Dr. Alvi's proposal was very comprehensive, he is a district resident, very well respected, and knows the geological area very well. There are a lot of issues at the site of the new high school, and once the exact site of the building is selected by WTW, they will have Dr. Alvi conduct the study on that ground. The school board will approve the hiring of Dr. Alvi at the August 26, 2014, Board Meeting.

4. **Students on Committee**

There was a discussion about having two school district students join the construction committee. There were no concerns from any of the committee members. Dr. Panza will ask both the middle and high school principals for names of recommended students.

5. **Meeting Schedule**

All Community Construction Committee meetings are held in the Jefferson Room of Thomas Jefferson High School and begin at 5:30 PM. The meeting dates for the 2014-15 school year are:

2014

September 18
October 16
November 20
December 18

2015

January 15
February 19
March 19
April 16
May 21

6. **Update on Environmental Study**

Mr. Shuck is still analyzing this project and indicated that they are still several months away from actually conducting the study. They will keep Jefferson Hills Borough updated on the project and the studies. Mrs. Kane met with Mark and Matt at Jefferson Hills Borough and recommends that they be invited to the next Community Construction Committee meeting, as well as representatives from West Elizabeth and Pleasant Hills Boroughs.

7. **Follow-up by the Architects from August 13, 2014**

Mr. Shuck met with Mrs. Joyce Schmidt and Mr. George Wilson and toured the area (“data gathering.”)

WTW has created five versions of the new high school: District Program, Dream Program, Right-Sized Dream, Partial Reduction, and Meets Your Budget. **(See attached.)** Mr. Shuck said they used 850 square feet for regular classrooms as the starting point which is slightly larger than what the PDE recommends. Each scenario reflects a two-story building. WTW used a grossing factor of 1.4, but will recalculate using 1.5 or 1.6 also. This grossing factor accounts for circulation, restrooms, stairwells, etc. 35%-38% of the new building will be classrooms, not gyms, pools, auditoriums, etc.) Dr. Panza stressed that we need to build for future growth of the school district.

PlanCON is coming back and WTW is starting the paperwork to apply. The school district may receive 10% of hard costs of the building. PlanCON does not pay for pools, etc. We should not allow PlanCON to drive the design.

Mr. Payne informed the committee that teachers do not want any more computer labs outside of business classrooms. Classrooms need to be easy to rearrange from a lesson setting to a Bring-Your-Own-Device setting. Mr. Payne, Mr. Snodgrass and Dr. Panza will “test drive” furniture for certain classrooms at a seminar they will be attending with SteelCase. Can faculty room be added and collaborative classrooms for planning purposes be eliminated?

Mrs. Kane indicated that, once the budget is in process, this is an iterative process. [Mrs. Pozycki asked if the committee could have documents in advance of meetings to study beforehand.] Mrs. Kane reviewed the cost sheets **(see attached)** and gave to the board. The costs do not include demolition of the existing high school or the Administration Building. She also compared her report to Ryan Pierce’s. Mrs. Pozycki reiterated that we want to build what we need.

Mrs. Harris discussed the budget that the school district could afford. She indicated that we should be able to afford \$80-\$85M. Mrs. Pozycki asked if we want to spend this much. What do we need? Would a three-floor building be more cost efficient than a two-floor building? Mr. O’Hare said that the programming sheets need to be done first. **(See attached.)** It was confirmed that a program and budget are needed before WTW can start the drawings. Dr. Panza will get paperwork from the swim coach to discuss pool needs, i.e., 8-lane pool vs. 6-lane pool, ancillary areas, etc. The Construction Committee needs to keep the school board fully aware of what the committee decides.

8. **Other**

Mrs. Kane had the following questions/items to be discussed:

- 1) Playing fields – baseball, softball and practice;
- 2) Demolish existing high school separately or should she have to add this to the budget;
- 3) Should she include the Administration Building in the new high school;
- 4) Sell the existing Administration Building or sell property;
- 5) What about the maintenance garage.

Concerns about the cost of the project getting out to the public became a topic of discussion. It was suggested that a range be used and not a specific dollar amount.

The question was asked about public use of the building. How would the public be kept separate from full access to the building? It was suggested that we do not provide a lot of amenities just to be able to allow the public to use the facility.

Mrs. Pozycki will attend the Regular School Board Meeting on August 26, 2014, to update the board on the progress being made through the Community Construction Committee.

The next meeting will be held on Tuesday, September 2, 2014, at 5:30 PM in the Jefferson Room of the high school to discuss the budget and programming sheets only.

p. zeleznick
8.28.14