

**WEST JEFFERSON HILLS SCHOOL DISTRICT
CONSTRUCTION COMMITTEE MEETING
9-18-14**

Present:

*Dr. Michael Panza, Superintendent
Debbie Pozycycki, 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
Bill Cherpak, Athletic Director
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
Kieran Wilmes, Grimm+Parker
Bonnie Dyer, Dir. of Curr/Instr/Assess.
David Nash, Theater Consultant
Aaron Donahue, Turner Construction*

Public:

Jim Mirabella
Michele Stoicovy

Kathy Hannon
Ken Gruntz

Julie Lucci

Dr. Panza opened the meeting by welcoming everyone and asked if there were any questions from the public then turned over the meeting to Mr. Shuck and Mr. Wilmes to continue with the Phys Ed Department of the schematic.

Phys Ed:

- Two layouts of the gymnasium(s) were presented.
- One layout had the auxiliary gym and the regular gym connected on one end to make one large gym. Court placements were laid out and bleacher seating was discussed. This would be a 16,000 sq ft gym with seating for 1,400.
- If two separate gyms were used, the main gym would be 10,000 sq ft with 1,000 seats, and the auxiliary gym would be 7,000 sq ft with 350 seats. There would be more flexibility with two separate gyms. Mr. Cherpak suggested making the main gym 12,000 sq ft and the auxiliary gym 5,000 sq ft. He would also like more practice space than seating in the auxiliary gym.
- There needs to be more than 5-6 feet at ends of the courts.
- There needs to be more space to accommodate players, scorers' tables, etc.
- Suggest public use of gymnasiums only after 5:00 PM.
- Dr. Panza suggested eliminating the health classroom because health classes are taught in the summer. This would save 850 sq ft.
- Would prefer four team rooms with showers and 60-70 lockers in each room. Two smaller and two larger team rooms would be sufficient.
- All other Phys Ed support areas are fine.

Aquatics:

- Make swimming part of the Phys Ed curriculum.
- Provide classes to elementary students.
- Public swim clubs.
- Adult swims.
- High School swim club.
- Wet classroom: conduct lessons, have birthday parties, etc.
- Recommend 6-lane pool only. There will be elevated spectator seating for 325 people.
- Could use the Phys Ed locker rooms if large swim meets are held or for the public.
- Mr. Cherpak was asked to compile a list of existing facilities indicating which activities are held and which are turned away. (Prioritize activities.)

Media:

- How is the Library used now?
- Design curriculum in Social Studies, Math, etc., so that the curriculum drives this space.
- Library not to be used only for “study halls.”
- Quiet space.
- Must have docking stations.
- Public-type seating.
- Reduce stacks.
- Can be used as a lounge or for collaboration.
- Open-space concept.
- TV station equipment for students to create commercials, etc.
- Locate next to the Business Department.
- Allow for students to be able to do research using not only technology but actual reference manuals, etc.
- Add Graphics Lab back into schematic.
- BYOD – only basic uses.
- Flexible learning.

Food Service – Mr. Shuck and Mr. Rambo discussed ahead of time:

- Must allow 15 sq ft per person per code.
- Would prefer to have an additional walk-in cooler (2 coolers @ 300 sq ft each.) – the high school stocks food for the elementary schools and delivers to each building every morning.
- All other items in Food Service are fine.
- Open Space Lunches:
 - The serving line would be along the wall.
 - The dining room/wall will open up to the rest of the school.
 - May incorporate the use of islands in this space.
 - There will be a variety of table sizes.

Building Services:

- No changes to the schematic.

District Offices:

- Add Director of Human Resources office (replace PR Consultant space).

Review of the Fine Arts Section for Mr. Mirabella and Mrs. Lucci:

- Remove the orchestra pit due to ADA requirements. The pit is only used one time a year – for the Spring play – and this is very costly.
- Mr. Mirabella will provide a copy of a past performance and forward to Mr. Nash and Mr. Wilmes.
- Auditorium seating needs to be ADA compliant as well as entry to the stage itself.
- Band uniforms are currently stored on the stage area.

Technology Lab:

- 2,000 sq ft for two classes is tight.
- 1,250 sq ft good for “clean” technology.
- Need more room for saws, planes, etc., because of sawdust, spray painting, student building projects, etc.
- Suggested that Mr. Gruntz put together a schematic of his needs.
- Expand space allotted now.

Project Budget:

- Mrs. Kane discussed the budget.
- Money doesn't all have to come out of Bond Issue,
- Could spend more in one area and save more in another.
- The GSF (gross square footage) is \$200; there is a 10% contingency for design and estimation; 5% construction contingency; soft costs; architect fees (contract); construction manager fees (contract); consultants, legal fees, site costs, other items.
- Percent of soft costs on construction cost is 23.06%.
- Total estimated final cost of the new high school: \$86,251,261. However, if we add the following:
 - District Office - \$1,834,842
 - Demolition of the existing high school - \$1,300,000
 - Development of parking, fields, etc. - \$2,000,000
 - This brings the new estimated final cost to \$91,386,103
 - Mr. Donahue stressed the soft costs are guestimates.
- Soft costs and grossing factor are big contributors to the total cost of project.
- Mrs. Kane compared the Facilities Master Plan to her budget:
 - The FMP did not include demolition of the existing high school
 - The FMP used a Grossing Factor of 1.35% = +\$2.7M
 - The FMP did not include FFE (furniture, fixtures, etc.) = +\$5.1M
 - The FMP did not include tennis courts/fields
 - There is a 3% escalation from 2013 = +\$4.6M
 - The FMP did not include site work = +\$1.6M
 - There was no square footage of the current building anywhere in the FMP.
- By including the above, Mrs. Kane's budget came within <1% of the Facilities Master Plan

Miscellaneous:

- Recommend not publishing a range for the cost of the project. We will not know the exact cost until we have our schematic and can refine the numbers.
- Mrs. Harris will find out what our current debt ceiling is.
- May have to raise the taxes to the index for the next few years.
- Grimm+Parker is working on the website for this project.
- Mr. O'Hare provided Distribution and Functional Overview charts comparing the FMP to the Partial Reduction Plan and our existing facility, along with Usage Distribution chart by Department
- Mr. Wilmes will provide exact numbers for Mr. O'Hare to update the charts.
- Dr. Panza informed the committee that an "AlertNow" message will be sent on Friday informing the public of the upcoming board meeting and presentation by the Construction Committee about the progress of the new high school project. Grimm+Parker and WTW will be present as well.
- Mrs. Pozycki suggested that the next step is to review enrollment numbers before we start the schematic for the new building.
- Dr. Panza discussed reports from the PDE on actual and projected enrollment.
- Make one "general" bank of classrooms – there is no difference between Math, English, Social Studies, Foreign Language classrooms. Science needs to be specific.
- Mrs. Pozycki would like details about the current classrooms and the number of students being taught.
- WTW will provide PlanCon information on what they will fund.
- Mrs. Pozycki requested a snapshot of the goals for the next few meetings from WTW.
- Dr. Panza commented that we have 30-45 days to give architect the go ahead on creating our final schematic so that we can go out to bid next October or November.
- Mrs. Harris reiterated that we should only use Bond money in case an issue arises elsewhere in the school district that could be costly.

Dr. Panza reminded the committee that the next board meeting is scheduled for **October 13, 2014**. The November meeting has been changed from the 20th to the 13th as there is a conflict.

The meeting was adjourned at 9:20 PM

Respectfully submitted,

Patty Zeleznick

Patty Zeleznick
9.24.14