

**WEST JEFFERSON HILLS SCHOOL DISTRICT
CONSTRUCTION COMMITTEE MEETING
9-2-14**

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
Steve Parker, Grimm+Parker
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.
Luke McCullough, Student Rep.*

Public:

Karen Devine
Ryan Pierce
Kathy Hannon

Darlene Schreiber
Lynn McCullough

Michele Stoicovy
Dottie Kutscher

Dr. Panza opened the meeting by welcoming everyone and introducing two teachers in attendance, Kathy Hannon and Michele Stoicovy, and a student representative, Luke McCullough. A brief discussion of current and projected enrollment at the high school took place.

Dr. Panza then stressed that the main purpose of this meeting is to discuss the Reconciliation Program of the room schematics section by section. **(See attached.)**

Mr. Parker started with the district wants and needs, which produced a building of 325,000 square feet, the "Dream" program which is 311,745 sq ft, the "Right-Sized Dream" program, 276,563 sq ft, the "Partial Reduction" program, 254,880 sq ft, and the "Reconciliation" program, which is also 254,880 sq ft. Mr. Parker asked if the changes reflected in the partial-reduction program made sense. If charged \$185/sq ft or \$200/sq ft, the total cost of the project would be \$85M-\$90M. He is not sure what will happen to the current Administration Building, but it does provide other opportunities. The maintenance facility will remain the same – 2,700 sq ft, included.

Mrs. Pozycki commented that the district offices should be moved into the new high school and that student spaces have to be included as well.

Mrs. Pozycki doesn't want any single program to have any more attention than any other program – this could cause disenfranchisement amongst the other programs.

Michele Stoicovy asked if it were possible for the architects to visit the classrooms while class is in session. Currently she shares a foods room, labs, hallways, etc. The architect needs to have a better understanding of how she uses her space. Mr. Williams said he will need status sheets feedback as far as technology, storage, cabinetry, etc.

Mr. Caponi suggested comparing the Dream program to the Reconciliation program. Mr. Parker said there are some pluses and minuses to the Reconciliation program. Mrs. Pozycki recommended stepping through the schematic section by section. The baseline program is what we currently have, and Dream program is the best. We may need to be somewhere in the middle. Mr. Williams indicated that they will provide a column on the schematic of what the current high school is now so that we can better compare this information to the other options.

Greg O'Hare suggested removing the pool, the district offices, the additional gym, the larger auditorium, and the black box. If we do that, then we are at the square footage of the current building. What has changed in the architect's plans?

Mr. Parker stated they use their experience to prepare room sizes. The client tells him for how many people to accommodate and they create the rooms accordingly. He also indicated that they are designing the building in words and numbers using a 1.5 grossing factor. Toilets, corridors, walls, lockers, mechanical spaces, maintenance closets all fall into grossing factor.

Mr. Williams told the committee that they are currently working on building size now and not just classrooms. Those will be addressed at a later date.

Mr. Parker: The following is the process for the building project: 1) conceptual design/costs – will meet with staff; 2) design development – furniture, outlet placements, etc. Teachers are to initial the plans; 3) technical phase – create contract documents; 4) bidding; 5) construction. Mr. Risley recommends that policies are created after the teachers “initial” the plans.

Mrs. Pozycki asked Mr. Parker that, based on his expertise, has he considered other ways to accommodate other needs for gym spaces, etc., using a curtain to separate? Make one large room that can be curtained off for other uses? Mr. Parker said it is not necessary to have to separate gyms if one large gym can be created. They would install “operable walls”, but these become a maintenance item and acoustics need to be considered.

Mr. Williams discussed the following: 1) The “black box” can be used for many different things; 2). District Office employees will be separate from high school office employees; 3). The Jaguar Den is used as a classroom and as a business. 4) Archive room gone away but can use the walls/corridors for art work, trophy cases, displays, technology, etc. 5) The high school does not currently have a student lounge.

Mrs. Pozycki asked if all the rooms are going to be open and unlocked at all times. If so, who will be in “charge?” These rooms need to be almost all-purpose spaces, not designated for any department. (Multi-function spaces, black box.)

Mr. Parker discussed “open lunches” which means that lunchtime is the same time for all students with breakout spaces for all to eat. (One school period.) The downside to this is that it can be noisy. The upside is that it is a one time and done, which would then allow the students to meet with teachers, visit the media room, etc., and will ultimately save square footage. It was suggested that Mr. Sefcheck talk to other school districts that use open lunches for more feedback. Also, the Jaguar Den should be next to the cafeteria, and an operable wall should be installed in the cafeteria

to create smaller spaces. When the cafeteria is not in use for lunch, it can be used as another room – must be able to rearrange tables. Uses include study halls, breakout spaces, etc. The gyms and theaters should also be located close to the cafeteria. Lobby spaces in the theater should include standing spaces.

We currently have gifted offices, and Mrs. Dyer said the gifted teachers would prefer more space for their students. Could they use one of the conference rooms?

It was suggested by a committee member that we may need to purchase software (ESS) to schedule multi-function rooms. Microsoft Outlet does this for free.

Staff dining: Only about 24 people dine at the same time so 500 sq ft should be sufficient. Mrs. Devine indicated that the spaces must have designed policies for each room. She also indicated that there shouldn't be a "student" lounge because the kids will not let other kids use the space.

Dr. Panza was concerned about the architects having eliminated 4 general rooms -- 1 English room, 2 Math rooms and 1 Social Studies room -- to save space. Mr. Williams indicated this was based on the 2013-14 usage. Dr. Panza suggests adding back these rooms because it is important that each teacher have their own classroom. Dr. Panza then suggested eliminating the collaborative learning area.

Mr. Caponi asked the architects if they can add the actual costs/square footage of each room, pool, auditoriums, gyms, etc., to the schematics because the cost is different for each of these spaces.

Under "shared spaces," Dr. Panza recapped:

- Eliminate LGI and use Black Box
- Keep Alternative Ed
- Eliminate computer labs
- Eliminate resource rooms
- Eliminate product storage.

Mrs. Pozycki believes there are four too many teacher plan rooms. Make a conference room, breakout room, planning room, etc. Dr. Panza suggested leaving these four planning rooms in the schematic for now. Mrs. Pozycki suggested making two 850 sq ft planning rooms in case of future growth in enrollment. One half of the room could be Math/Science, the other half English/Social Studies. Put product storage into the plan room as well.

There will be no changes to Special Education plans.

Mrs. Hannon suggested the following changes to the Science classrooms:

- Eliminate Environmental Science
- Add one biology classroom
- Add one chemistry classroom
- Kids' greenhouse must be seen by classroom teacher

- Should have an outdoor space
- Increase greenhouse space to 850 sq ft (regular classroom size)

Fine Arts:

- Visual – no changes
- Music – no changes; There will be adequate storage for equipment.
- Drama – Black box: pull-out seating or movable seating (retractable). The open space will have a flat floor. This can be used as a multi-purpose room. Mr. Risley recommended changing the name from Black Box Theater to multi-function LGI/small theater.

Auditorium:

- Dr. Panza suggests increasing seats to 1,000 to accommodate all high students.
- There will be a carpentry lab for set construction.
- 400 sq ft needed for props/costumes – two separate rooms.
- Have garage door opening in the back of the stage to move props, etc., easier.
- Eliminate makeup room and set construction.
- Increase costume/prop/storage space.

Foreign Languages:

- Add kitchenette (closet w/counter, sink, microwave) – this could be a room off the hallway.

Business Ed: no changes; Desktop computers.

Family & Consumer Sciences: no changes.

Technology Ed:

- 2,000 sq ft currently.
- Mrs. Pozycki agreed we need to offer some Tech Ed classes, but why don't we use our Vo-Tech more? Mrs. Dyer said there is no formalized curriculum but there is a lot of crossover between departments. Fab labs, tech suites, 3D printing, robotics, prototypes, DIY classes. Even though Tech Ed classes are more technology driven and take up less space, we still need to have space for carpentry classes...saws, lathes, etc.

Athletics:

- The gym is currently 12,000 sq ft and can seat 1,000 people. Two gym teachers work together with large groups of students at a time.
- Best option is to have two separate gyms because different surfaces are required. Suggest seating for 7,200 in auxiliary gym and 12,000 for the main gym.
- Wrestling room used year round by youth, high school and junior high and cannot go in with shoes – needs to be a dedicated space. Reduce to 1,600 sq ft minimum with mats on walls. Need access to room from public area.
- Eliminate group exercise room.
- Mr. Cherpak explained that the team rooms are for our teams during their season. Visiting teams would continue to use our locker rooms. Currently, the stadium locker rooms aren't used in the winter. He recommends four team rooms instead of two.

Aquatics:

- Dr. Panza suggested further discussion of the aquatics program and Phys Ed at the next meeting. All agreed.
- Mrs. Pozycki asked where the pool will be located in conjunction with the other athletic spaces. Will the pool be available to the community? There will be a separate entrance and locker room for the public.
- Mrs. Schreiber asked why we even need a pool? The feedback from the TJ Community Day indicated that, yes, the community would like for the new high school to have a pool.
- Mr. Cherpak will look into curriculum on swimming with Mrs. Dyer.
- We currently use a neighboring school district's pool at a cost plus the cost of transportation.
- Assume a pool for academics and not just swim meets.
- Eight-lane pool will allow WPIAL tournaments. Six lanes are only needed for regular meets.
- Policies and procedures need to be created.
- Mr. Sefcheck would like to be able to teach lifeguarding skills, etc.
- Mr. Snodgrass said that current employees could be certified in certain classes instead of hiring new employees to teach them.

Dr. Panza proposed that, since the meeting was at the 3-1/2 hour-mark, we adjourn the meeting. We will reconvene on September 18, 2014, and will start with Phys Ed and continue to the bottom of the schematic. Dr. Panza then asked the Committee and all others in attendance if they had any questions/comments.

Mr. Caponi asked if it was possible to cost out the components of the project on the budget sheet including looking at cost saving options like building a 3-story building versus a 2 story building. Mr. Parker responded that the ground and site implication would determine if that was possible but that it would be evaluated.

Mrs. Devine offered her opinion regarding redundancy of spaces and spoke about the need for tech spaces.

Mr. Pierce pointed out some of the differences between the current programing and the master plan that he completed two years ago. He expressed some concern about the costs. Mrs. Pozycki and Mr. O'Hare indicated that we are in the planning phase; are challenging the spaces; feel that the costs are conservative and believe that these issues will be addressed when we get to schematic design.

The meeting was adjourned.

Respectfully submitted,

Patty Zeleznick

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9.15.14