

Attending:

Dr. Michael Panza
Ryan Snodgrass
Tracy Harris
Suhail Baloch
Jim Mirabella
Tim Schumann
Gary Sedlacak
Judy Holland
John Rambo
Chris Sefcheck
Alan Caponi
Kelly Magill
Gregory O'Hare
Tom Risley
John Hosmer
Keith Pancoast
Janet Burkardt
Betsy Kane
Steve Parker
Kieran Wilmes
Doug Shuck
Larry Payne

Representing:

West Jefferson Hills School District (WJHSD)
West Jefferson Hills School District
West Jefferson Hills School District
West Jefferson Hills School District
West Jefferson Hills School District
West Jefferson Hills School District (Public)
West Jefferson Hills School District
West Jefferson Hills School District
Mertz Culinary Management (MCM)
West Jefferson Hills Construction Committee (WJHCC)
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
Turner Construction Company (TCCo)
Grimm+Parker (G+P)
Grimm+Parker
WTW Architects (WTW)
WTW Architects

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Meeting Location: Thomas Jefferson High School – Cafeteria

Meeting Purpose: TJHS Schematic Design Update

Agenda Items:

1. M. Panza noted:
 - a. The Project will go through the PlanCon process.
 - b. The School Board has approved the Environmental Study.
 - c. The Traffic Study is underway.
 - d. The Geo-technical Study has been approved and will be conducted by GeoMechanics.
2. L. Payne reviewed the Project Schedule, approximate milestone dates include:
 - a. Schematic Design: October 10, 2014 – January 27, 2015
 - b. Design Development: January 30, 2015 – May 13, 2015
 - c. Construction Documents: May 14, 2015 – September 30, 2015
 - d. Bidding & Negotiation: October 1, 2015 – December 1, 2015
 - e. Construction: January 4, 2016 – May/June 2018
3. S. Parker and K. Wilmes reviewed the revised design schemes (Lawn & Grid); a summary of the discussion follows:
 - a. WJHCC questioned the practicality of the bus chevron in the Lawn Scheme.
 - 1) K. Wilmes noted G+P has successfully incorporated this feature before, and that all busses drop-off and leave at the same time.
 - a) K. Wilmes noted the Grid Concept could include a bus turnaround and maintain completely separate exits.
 - b. S. Parker discussed the difference between lines-of-sight for both schemes, and the fact that the Grid scheme is more condensed.

- c. S. Parker discussed the differences between the two schemes concerning the amount of grading and how students enter the building.
- d. S. Parker discussed how/where future additions could be added at the classroom wings.
 - a) K. Wilmes confirmed the bus lane might need to move further away from the school
- e. B. Kane commented the travel distances between the furthest classrooms looked to be less for the Grid scheme versus the Lawn scheme; all attending agreed with the observation.
- f. K. Wilmes reviewed building sections of both schemes showing how the building is situated on the site. All attending generally preferred the strategy of entering the building via the middle floor as shown in the Grid scheme.
- g. K. Wilmes confirmed the locations of the tennis courts, practice fields and ball fields.
- h. K. Wilmes reviewed site access for busses and cars from Old Clairton Rd. and confirmed both concepts were essentially the same. All attending agreed the entrances should be designed as shown.
- i. K. Wilmes confirmed the options available for locating the District Offices (both attached and detached from the school).
 - 1) Some noted that if the District Offices are relocated to the new site, the facility should be connected to the school and needs to be on grade, the Maintenance Garage would need to be relocated as well and the property should be sold to help offset costs.
 - 2) WJHCC noted further investigation is required for the level of work required to renovate the existing District Offices. Dr. Panza noted he favors leaving the District Offices at their current location and not attached to the new high school.
 - 3) WJHCC questioned if making the renovation of the existing District Offices part of the new high school contract would result in lower construction costs for the District Office renovations.
 - 4) K. Pancoast noted the District Offices could be relocated to the site of the existing high school.
 - 5) Base on the discussions to date, WJHCC confirmed they preferred to upgrade the existing District Offices building in lieu of building a new facility attached to the high school.
 - 6) T Risley noted a feasibility study considering the possibility of renovating the District Offices is an exercise in due diligence when considering the appropriate direction to proceed with.
 - a) B. Kane noted the District Offices could require more substantive renovations than anticipated because the occupancy and use has exceeded the existing building for some time.
 - 7) At this time, the Design Team will not pursue the District Offices as a connected part of the building design. They will continue to show the District Office as a separate building on the site that can be developed during a future phase. WJHSD will investigate the feasibility of renovating the existing District Offices and will consider requesting a proposal from WTW to conduct an analysis of existing conditions.
4. S. Parker noted the importance of acoustic design throughout multiple spaces. Dr. Panza confirmed WJHSD had received the Design Team's proposal for their acoustic consultant to review the Auditorium and Black Box Theater. Dr. Panza noted he agrees with the importance of proper acoustics and requested WTW obtain a proposal from VizzAcoustics to also conduct an analysis of the Band Room, Choral Rehearsal Room, Cafeteria, Gymnasium and Natatorium.
5. S. Parker noted both schemes will be refined further as needed.
 - a. C. Sefcheck commended the Design Team for incorporating the student's and teacher's comments into both designs.
6. C Sefcheck noted he preferred the Lawn scheme for the following reasons:
 - a. Arrangement of the instruction areas,
 - b. Arrangement of the Locker Rooms citing the Team Rooms could be on a separate level and would be easier to manage.
 - c. Solar orientation of the Classrooms.
 - 1) S. Parker noted the Design Team would address the infiltration of excess sunlight into the classrooms in the Grid scheme.
7. Dr. Panza noted he preferred the Grid scheme for the following reasons:

- a. Three clear "places" and points of entry.
 - b. Less interface between bus and student traffic.
 - c. Requires less site work/grading.
 - d. Better adjacencies than the Lawn scheme.
 - e. Prefers the view of the valley from the Classrooms.
 - f. Reduced lineal footage of exterior wall surface.
 - g. More compact and economic opportunities for MEP systems.
 - h. Somewhat concerned with the flow through the Cafeteria.
8. The Grid scheme was generally preferred over the Lawn scheme. The Design Team will proceed with developing the Grid scheme and incorporate comments from this meeting.
9. S. Parker noted precedent imagery and initial design concepts for building exteriors would be presented during the next SD Meeting.

Action Items:

1. West Jefferson Hills School District:
 - a. Review and comment on Educational Specifications document.
 - b. Confirm direction for Open Lunch Concept; if yes, some SF currently assigned to the Dining Room may be reallocated to student areas.
 - c. Provide WTW existing plan information for the District Offices.
2. Design Team:
 - a. WTW/G+P:
 - 1) Incorporate plan refinements to the Grid scheme for SD meeting #3.
 - 2) Forward R. Snodgrass' contact information to the furniture vendors in order to coordinate "next steps" for organizing the loaner furniture from Franklin Interiors, Bulldog Office Products and PEMCO.
 - 3) Compile exterior precedent imagery.
 - 4) Coordinate Natural & Cultural Resources Analysis, Phase II Environmental Assessment and Geo-technical Survey

Program/Scope Adjustments:

1. Reference TCCo's Project Budget Worksheet for items listed under the CM RFP and Architectural Services RFP.

Next Meeting:

1. Date: December 18, 2014, Time: 5:30 PM, Location: Thomas Jefferson High School – Jefferson Conference Room
2. Required/Specialized Attendance:
 - a. WJHSD
 - b. WJHCC
 - c. Design Team: WTW & Design Team (as required)
3. Proposed Major Agenda Items:
 - a. Review of Preferred Concept Design Refinements.

Upcoming Meetings:

2. 2015 Construction Committee Meeting Dates: January 15th, Time: TBD, Location: Thomas Jefferson High School – Jefferson Conference Room
3. Upcoming 2015 Construction Committee Meeting Dates: February 12 & 26, March 12 & 26, April 16.

Any authorized persons who take exception to any statement in this report shall notify the Preparer, in writing, within three (3) days from the date of receipt of this report, stating in detail the correction or omission. Otherwise this report shall be considered correct and final.

Prepared by:

WTW ARCHITECTS
Larry Payne, AIA, LEED AP BD+C
Principal/ Project Manager
December 16, 2014

Distribution:

Attending:

Attendees

Debbie Pozycki
Ira Weiss
Kristine Retetagos
Bob Goetz
Mike Miller
Jim Pospisil
Stephanie Bako
Mike Plummer
Tom Gorski
Boyd Ernzer
Paul Whealdon
David Brooks
Megan Sweringen
Ken Kistler
Bob Goetz
Ted Wallover
Susan Wallover
Lisa Whitmeyer
Javaid Alvi
Pervaiz Alvi
Tom Stasny
Heather Krepisik
Greg Vizza
David Nash
Anthony Lucarelli
Laura Meador
Richard DeYoung
John Campbell

Representing:

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West Jefferson Hills Construction Committee
Turner Construction Company (TCCo)
Trans Associates (TA)
Barber & Hoffman, Inc. (B&H)
Barber & Hoffman, Inc.
Elwood S. Tower Corp. (ESTC)
Elwood S. Tower Corp.
Elwood S. Tower Corp.
Fahringer, McCarty, Grey, Inc. (FMG)
Fahringer, McCarty, Grey, Inc.
Fahringer, McCarty, Grey, Inc.
Fahringer, McCarty, Grey, Inc.
McFarland Kistler & Associates (MKA)
Trans Associates (TA)
Wallover Architects, Inc. (WAI)
Wallover Architects, Inc.
Wallover Architects, Inc.
Geo-Mechanics, Inc. (GMI)
Geo-Mechanics, Inc.
Langan Engineering & Environmental Services (LEE)
Langan Engineering & Environmental Services
VizzAcoustics (VA)
StoweNash Associates, LLC (SNA)
Grimm+Parker (G+P)
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Attachments:

1. None