

**Attending:**

Dr. Michael Panza  
Ryan Snodgrass  
Tracy Harris  
Suhail Baloch  
Vince Bianco  
Taylor Kerns  
Jay and Doris Snyder  
Tim Schumann  
Judy Holland  
Shannon Holland  
Kathy Hannan  
Michelle Stoicovy  
Matt McCullough  
Lynne McCullough  
Mimi Haley  
Suzanne Downer  
Aloinzo Velma  
Tim Schumann  
John Rambo  
Chris Sefcheck  
Alan Caponi  
Debbie Pozycki  
Judy Holland

Gregory O'Hare  
Tom Risley

Keith Pancoast  
Janet Burkardt  
Betsy Kane  
Anthony Lucarelli  
Kieran Wilmes  
Rich DeYoung  
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 (Citizen)  
West Jefferson Hills School District (Citizen)  
West Jefferson Hills School District (Citizen)  
West Jefferson Hills School District (Public)  
West Jefferson Hills School District (Employee)  
West Jefferson Hills School District (Employee)  
West Jefferson Hills School District (Science Teacher)  
West Jefferson Hills School District (Home Arts Teacher)  
West Jefferson Hills School District (Student)  
West Jefferson Hills School District (Citizen)  
West Jefferson Hills School District (Citizen)  
West Jefferson Hills School District (Citizen)  
West Jefferson Hills (Citizen)  
West Jefferson Hills (Citizen)  
Mertz Culinary Management (MCM)  
West Jefferson Hills Construction Committee (WJHCC)  
West Jefferson Hills Construction Committee  
West Jefferson Hills Construction Committee  
West Jefferson Hills

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  
WTW Architects

**Email:**

[mpanza@wjhsd.net](mailto:mpanza@wjhsd.net)  
[rsnodgrass@wjhsd.net](mailto:rsnodgrass@wjhsd.net)  
[tharris@wjhsd.net](mailto:tharris@wjhsd.net)  
[sbaloch@wjhsd.net](mailto:sbaloch@wjhsd.net)  
[biancovj@ascinc.com](mailto:biancovj@ascinc.com)  
[Tlk1234@sru.edu](mailto:Tlk1234@sru.edu)  
[snydersnee@hotmail.com](mailto:snydersnee@hotmail.com)

[mmgirl@comcast.net](mailto:mmgirl@comcast.net)

[alonlovienna@mail.com](mailto:alonlovienna@mail.com)  
[pow@peterssreen.org](mailto:pow@peterssreen.org)  
[irambo@wjhsd.net](mailto:irambo@wjhsd.net)  
[csefcheck@wjhsd.net](mailto:csefcheck@wjhsd.net)  
[alan.caponi@allegHENYcounty.us](mailto:alan.caponi@allegHENYcounty.us)  
[dpozycki@bc.pitt.edu](mailto:dpozycki@bc.pitt.edu)

[ohareg@hotmail.com](mailto:ohareg@hotmail.com)  
[trisley001@gmail.com](mailto:trisley001@gmail.com)

[kpancoast53@comcast.net](mailto:kpancoast53@comcast.net)  
[jburkardt@wbklegal.com](mailto:jburkardt@wbklegal.com)  
[bkane@tcco.com](mailto:bkane@tcco.com)  
[alucarelli@gparch.com](mailto:alucarelli@gparch.com)  
[kwilmes@gparch.com](mailto:kwilmes@gparch.com)  
[redyoung@wtwarch.com](mailto:redyoung@wtwarch.com)  
[dshuck@wtwarch.com](mailto:dshuck@wtwarch.com)  
[lpayne@wtwarch.com](mailto:lpayne@wtwarch.com)

Meeting Location: Thomas Jefferson High School – Cafeteria

Meeting Purpose: TJHS Schematic Design Update

**Agenda Items:**

1. M. Panza noted:
  - a. The Natural & Cultural Resources Review is ongoing.
  - b. The Phase II Environmental Assessment is scheduled to begin on December 23<sup>rd</sup>
  - c. A draft version of the Traffic Study has been submitted.
  - d. The Geo-technical Study has been approved and will commence the week of 12/22.

2. L. Payne reviewed the Schematic Design Schedule and noted the PDE Submission will occur in mid-January, pending approval of the floor plans.
3. L. Payne reviewed various types of furniture the high school will have an opportunity to “test drive” over the coming months. Ryan Snodgrass is the main contact for the District and will likely be coordinating loaner durations with multiple suppliers
4. L. Payne reviewed the Masterplan recommendations noted for the District Offices.
  - a. D. Pozycki commented the Construction Committee thought the direction confirmed in previous emails was that the District Offices discussion would be tabled until the committee had an opportunity to review additional information and options.
  - b. M. Panza agreed in-depth discussion should be tabled, but that general information compiled by R. Snodgrass, WTW and TCCo to date could be presented for information.
  - c. L. Payne noted a listing of specific upgrades was generated based on a discussion with M. Panza & R. Snodgrass. Many of the requested upgrades are classified as “Repairs” by the International Existing Building Code (IEBC), and included: Replace Roof/Coping, Replace Windows & Surrounds, Replace Aluminum Storefronts, Repoint Masonry, Replace RTU’s, Upgrade Sidewalks and Upgrade/Organize Storage Room on the Lower Level. The Renovation of the Interior Office Suite located on the Upper Floor is the only work classified as Level 2 Alterations per the IEBC.
  - d. Additional District Office Building statistics and qualifications presented by WTW included:

Department	Existing	Proposed
Administration - Staff	11	11
Special Education - Staff	6	5
Net SF:	-	5,910
Gross SF:	6,960	8,274
Level 3 - 50% Trigger:	3,480	NA
Approx. Renovation Area:	750	NA

Existing Special Education Staff number includes 1 intern  
 Gross SF of the existing Administration Office Building is taken to the interior face of the exterior wall.  
 Level 3 Alterations are triggered once the scope of renovations exceeds 50% of the aggregate area of the Project.

5. G. O’Hare noted the District should consider what their needs will be for the future.
  - a. M. Panza noted he did not feel additional staff should be planned for as part of this project.
  - b. G. O’Hare noted the Design Team should consider the following Options pertaining to the District Offices: Renovation, Renovation and Addition, New Detached Building on New Site, New Integral Building on New Site. Approximate costs and Pros/Cons should be listed for each option.
  - c. G. O’Hare questioned the message the District presents if the District Offices are not fully accessible.
  - d. G. O’Hare commented a Life Cycle Analysis should be completed for the options. B. Kane commented the information required to complete an LCA for the existing building may not be available.
  - e. B. Kane suggested that further study of life cycle cost analysis may not be productive due to the lack of available data and that the current analysis and cost data already completed by Turner and WTW was adequate for the committee to make a presentation and recommendations to the board. The committee agreed, and the design team will provide the Committee with an organized tabulation of the options per item 5b above.
6. D. Pozycki questioned how the District Offices ended-up being located on the upper floor of the Grid Scheme. K. Wilmes noted this location and the detached location were previously presented as viable options, and

comments recommending the Design Team look at additional alternatives were noted in the previous Meeting report.

7. K. Wilmes reviewed site plan refinements for bus ingress and egress, all attending agreed with the strategy.
  - a. K Pancoast noted an additional parking lot may be needed for Child Development.
  - b. Mrs. Stoicovy discussed how Child Development students are dropped-off at the current high school (typically after 8:30 AM) and confirmed that care for 18 children with some siblings.
  - c. D. Shuck noted a vestibule would be included at the end of the corridor near Child Development.
  - d. A. Lucarelli confirmed the current scheme meets the requirements noted in Child development program document.
8. Multiple alternate locations for the District Offices were discussed and included: the northeast corner of the high school, adjacent to the auditorium, north of music and choral spaces. These locations still had good access to parking.
  - a. G. O'Hare noted the District Offices should have a prominent entrance that is separate from the high school's entrances.
  - b. With regards to the final location of the District Offices, M. Panza noted he would support the location deemed best for the District.
  - b.c. G+P/WTW will investigate three locations for the District Office: near the East end of the music wing, behind the stage; north of the music wing; near Tech Ed wing. Each option will maintain a circulation/utility connection to the main high school.
9. K. Wilmes discussed details of the Lower Level Plan and noted the cafeteria could accommodate either lunch methodology (Standard or Open Lunch).
  - a. C. Sefcheck noted approximately 47% of the teachers are opposed to the Open Lunch concept.
- 10.G. O'Hare questioned where large gatherings would occur for Athletic and Auditorium functions.
  - a. A. Lucarelli noted the large corridors adjacent to each program area are approximately 20' wide and would be ideal locations for Athletic and Auditorium gatherings.
  - b. D. Pozycki noted barriers are required to limit access to the balance of the school spaces. K. Wilmes note the plans are schematic and additional detail would be added as plans continue to be refined.
  - c. D. Shuck commented the Cafeteria could accommodate gatherings for Pool Events.
- 11.D. Pozycki commented on the adjacency of Teacher Planning Rooms to the balance of Classrooms clusters.
  - a. K. Wilmes noted the two programmed Planning Rooms were located as shown based on the request by the WJHCC to make the Planning Rooms the same size as a Classroom.
  - b. A. Lucarelli noted the planning Rooms would not be large enough to accommodate all teachers.
  - c. M. Panza noted teachers do not all need their own classroom, teachers will be able to store their personal belongings in closets.
- 12.C. Mrs. Hannon recommended revising locations of stock and Chemical Storage Rooms, she commented on modifying the locations of the Chemistry and Physics Rooms.
  - a. C. Mrs. Hannon confirmed the Department's preference to have one large Chemical Storage Room in lieu of multiple smaller storage rooms. G+P/WTW will investigate a more centralized chemical storage area.
  - a.b. The committee also asked if locating the Science Labs on the north bar of the 2<sup>nd</sup> floor (current location of Math/SS classrooms) would be advantageous; G+P/WTW will test this scenario.
- 13.K. Wilmes confirmed the plan currently has several outdoor classroom opportunities.
- 14.M. Panza noted the Graphics Lab will be taught by the Art teachers, thus it should be located closer to the Art Department area.
- 15.A. Caponi questioned if the Special Education Department should move to an area within the high school and noted this could be an option for reducing the square footage for the District Offices.
  - a. M. Panza confirmed the District Offices are right-sized with respect to District Administration positions/offices.

- b. M. Panza noted plans will be presented to the School Board at the end of January.
- 16.A. Lucarelli reviewed exterior precedent imagery for the new high school.
- a. Exterior materials include stone base, red brick and white stone or metal accents. Additional exterior comments included:
    - 1) Do not use metal roof at the Auditorium.
    - 2) Consider more substantial canopies and columns at the student entrance.
    - 3) The bus main entrance canopy is a nice reference to the original TJ High School.
      - a) Other individuals commented the canopy wings should be reduced and a rotunda-type element should be added at the student entrance.
    - 4) The monument at the existing high school entry will be relocated.
    - 5) The entrance needs to be more inviting.
  - 5)b. The Committee approved the general direction of the exterior elevations, building massing and character as presented. G+P/WTW will continue to develop the elevations in this character for the Schematic Design submission. Additional studies of the main entrance will also be investigated.
- 17.B. Kane questioned what options should be reviewed further for the District Offices.
- a. M. Panza confirmed if the District Offices are moved, then the District Garage should also be relocated as well so the property can be sold.
  - b. M. Panza confirmed there would be options to either lease or sell the current Administration Building.
  - c. G. O'Hare reconfirmed the District Office analysis should include a listing of pros/cons for each scenario.
  - d. G. O'Hare confirmed the Design Team should review the basis of design concepts and confirm what program components are provided.
  - e. G. O'Hare suggested providing an allowance for aesthetic upgrades for a renovation option.

**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. Generate a Cost Matrix for the District Offices that include areas, probable costs and a listing of pros/cons for each option.
  - d. Get PDF of PowerPoint presentation to M. Panza and R. Snodgrass.
  - e. TCCo to get District Office Excel file to M. Panza and R. Snodgrass.
- 2. Design Team:
  - a. WTW/G+P:
    - 1) Incorporate additional plan refinements to the Grid scheme for SD Meeting #4.
    - 2) Continue to refine schematic exteriors.
    - 3) Continue to coordinate Natural & Cultural Resources Analysis, Phase II Environmental Assessment and Geo-technical Survey.
    - 4) Update District Offices analysis.

**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: January 12, 2015, Time: noon, Location: varies, Conference Call (information to be provided)

2. Date: January 15, 2015, Time: 5:30 PM, Location: Thomas Jefferson High School – Cafeteria
3. Required/Specialized Attendance:
  - a. WJHSD
  - b. WJHCC
  - c. Design Team: WTW & Design Team (as required)
4. Proposed Major Agenda Items:
  - a. Review of preferred concept plan and elevation refinements.

**Upcoming Meetings:**

1. Upcoming 2015 Construction Committee Meeting Dates: February 12 & 26, March 12 & 26, April 16.
2. 2015 Regularly Scheduled Construction Committee Meeting Dates: February 19<sup>th</sup>, March 19<sup>th</sup>, April 16<sup>th</sup>, May 21<sup>st</sup>, Time: 5:30 PM, Location: Thomas Jefferson High School – Jefferson Conference Room

**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 23, 2014

Distribution:

**Attending:**

Attendees  
John Hosmer  
Kelly Magill  
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 Krepsik

**Representing:**

West Jefferson Hills Construction Committee  
West Jefferson Hills Construction Committee  
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

**Email:**

[jhosmer218@comcast.net](mailto:jhosmer218@comcast.net)  
[ksmagill@verizon.net](mailto:ksmagill@verizon.net)  
[iweiss@wbklegal.com](mailto:iweiss@wbklegal.com)  
[kretetagos@tcco.com](mailto:kretetagos@tcco.com)  
[goetzb@transassociates.com](mailto:goetzb@transassociates.com)  
[mmiller@barberhoffman.com](mailto:mmiller@barberhoffman.com)  
[jpospisil@barberhoffman.com](mailto:jpospisil@barberhoffman.com)  
[sbako@estower.com](mailto:sbako@estower.com)  
[jwest@estower.com](mailto:jwest@estower.com)  
[mplummer@estower.com](mailto:mplummer@estower.com)  
[bernzer@fmginc.us](mailto:bernzer@fmginc.us)  
[dbrooks@fmginc.us](mailto:dbrooks@fmginc.us)  
[pwhealdon@fmginc.us](mailto:pwhealdon@fmginc.us)  
[msweringen@fmginc.us](mailto:msweringen@fmginc.us)  
[kkistler-mka@comcast.net](mailto:kkistler-mka@comcast.net)  
[goetzb@transassociates.com](mailto:goetzb@transassociates.com)  
[ewallover@walloverarchitects.com](mailto:ewallover@walloverarchitects.com)  
[swallover@walloverarchitects.com](mailto:swallover@walloverarchitects.com)  
[lwhitmeyer@walloverarchitects.com](mailto:lwhitmeyer@walloverarchitects.com)  
[jalvi@geo-mechanics.com](mailto:jalvi@geo-mechanics.com)  
[palvi@geo-mechanics.com](mailto:palvi@geo-mechanics.com)  
[tstasny@langan.com](mailto:tstasny@langan.com)  
[hkrepsik@langan.com](mailto:hkrepsik@langan.com)

**Thomas Jefferson High School**  
West Jefferson Hills School District  
WTW Project No. 71-4012

Greg Vizza  
David Nash  
Steve Parker

Laura Meador  
Richard DeYoung  
John Campbell

VizzAcoustics (VA)  
StoweNash Associates, LLC (SNA)  
Grimm+Parker (G+P)

Grimm+Parker  
WTW Architects (WTW)  
WTW Architects

**SCHEMATIC DESIGN MEETING 03**

December 18, 2014  
Page 6 of 6

[greggvizza@vizzacoustics.com](mailto:greggvizza@vizzacoustics.com)  
[david@stowenash.com](mailto:david@stowenash.com)  
[sparker@gparch.com](mailto:sparker@gparch.com)

[lmeador@gparch.com](mailto:lmeador@gparch.com)  
[rdeyoung@wtwarch.com](mailto:rdeyoung@wtwarch.com)  
[icampbell@wtwarch.com](mailto:icampbell@wtwarch.com)

**Attachments:**

1. None