

**WEST JEFFERSON HILLS SCHOOL DISTRICT
CONSTRUCTION COMMITTEE MEETING
1-15-15**

Present:

*Debbie Pozyski, Chair
Larry Payne, WTW Architects
Anthony Lucarelli, Grimm+Parker
Ryan Snodgrass, Dir. Of Facilities
Tracy Harris, Dir. of Finance
Alan Caponi, Board Member Rep.
Thomas Risley, Jefferson Hills
Bonnie Dyer, Dir. of Curriculum
Keith Pancoast*

*John Hosmer
Lauren Meador (Grimm+Parker)
Dr. Panza, Superintendent
Janet Burkhart, WBK Legal
Betsy Kane, Turner Construction
Keith Hartbauer
Kelly Magill
Greg O'Hare
Judy Holland*

*M/M Bill Downer
Tom Gorski, WTW
Donna Christofel
Alice Meyer
Mark Breier
John Rambo
Dona Freeland, Tribune-Review*

Dr. Panza opened the meeting at 5:30 PM and welcomed everyone in attendance. Before beginning the meeting, Dr. Panza asked all the members of the public if they had any comments to make.

Updates on:

Traffic Study (Betsy Kane):

- Met with Mr. Hoover of Allegheny County and notified them that she would be submitting a package to PlanCon in the next two weeks.
- Ravine at Jefferson Elementary driveway and the new high school driveway will not be aligned – this should not be a problem, but is not determined yet

Geotechnical Study (Larry Payne):

- Study underway
- Doing approximately 35 borings into the soil
- On schedule

Environmental Study (Larry Payne):

- Phase II was done on schedule
- No contamination

Acoustical Study (Dr. Panza):

- Spaces to be included in the study: auditorium, black box theater, gymnasium, band room, choral rehearsal room, cafeteria, natatorium
- Received one proposal at a cost of \$12,800. This item will be presented to the school board for approval on January 27, 2015.

Survey (Betsy Kane):

- The survey has been completed
- Returned to do site lanes for driveway points

Furniture (Ryan Snodgrass):

- Two classrooms at TJ have new furniture
- Will get feedback from teachers
- By end of year, hope to buy two classrooms of furniture and use it next school year

Website (Dr. Panza):

- There were no questions or concerns about the High School Project website.

Presentation by the Architects (Schematic Design Report):

- Schematic design coming to an end. WTW will provide reports and cost estimates, drawing package, floor plans, etc.
- Information will be presented to Jefferson Hills Planning Commissions on January 26, 2015
- Currently on schedule
- Will move to Design and Development (DD) in February
- Refine, change, modify, improve!

Floor plans

- Consolidated the Science program
- Located chemistry storage closer
- Moved graphics lab
- Moved drama/English room to Social Studies area
- Dr. Panza: Met with teachers today and were generally pleased with location of classrooms

District Office location

- Reviewed locations presented to the committee on January 12, 2015. Prefer not to present the detached building in front of the high school to the board
- Prefer to locate the District Offices in the back of the auditorium with access through technology ed, public entry, minimize exterior walls, best option functionally and economically.

Main Entrance (presented three options)

- Need to distinguish from Fine Arts entrance and gymnasium
- Monuments
- Historical references
- Connect arts and gym entrances through main entrance
- DD drawings done – will meet with emergency personnel
- Concave backdrops
- Do not disengage from main building
- Air handling units on roof underneath cover
- Mrs. Kane indicated costs will have to be monitored as no budget has been associated yet

Design and Development

- Crystallizing design ready for construction
- Site/exterior development
- Plan refine
- Special Plan configuration
- Interior arch
- Furnishings
- Systems integration
- Decision-making going forward
- Layout of classrooms: will meet with department heads

Proposed design structure going forward

- Need to come up with a working plan within the next three months (create a Core Group)

Miscellaneous discussions:

Tom Gorski – Tower Engineering:

- Conceptual Energy Analysis (will get from Larry Payne)
- Energy model completed – will send to Mr. Snodgrass
- HVAC systems being considered. Recommend rooftop or indoor CHW/HW Air Handling Units. Simple payback 6.5 years
- Will District Office have own independent system? Will any windows open in the BO?

~Dr. Panza then played the YouTube video introducing the New High School Project.

~Mrs. Kane produced her cost analysis – no large changes – and will have the drawings Friday. She added cost of land, fees associated with purchased land and acoustic costs (these items are already paid for but are needed for PlanCon.)

~Borrowing base as of 10/14: \$85,700,000.
Fund balance: \$13.2M + \$3.1M at end of audit
Cash-flow analysis needed during construction
Will discuss with financial advisors

~Mr. O'Hare recommended that Mrs. Kane's reports reflect how much money we actually need to borrow.

~Mrs. Pozycki reminded the committee that we need to have an Act 34 Public meeting. In addition, a more simplified version of the budget should be prepared for the public.

~Dr. Panza noted that the architects will be present at the Work Session on January 20th to make recommendations to the board based on what was decided at this meeting.

~It was suggested that there be at least a Webex meeting before the next CCC meeting on February 19, 2015, to discuss the agenda for the 19th. The committee should be pre-advised of anything that needs a decision made at the next meeting. Mr. Lucarelli said they will provide documents ahead of the meetings going forward.

~The new schematic designs should be added to the website after the meeting with the school board (3D shots and "initial" concept.)

The next meeting will be held on Thursday, February 19, 2015, at 5:30 P.M. in the TJHS Chorus Room. The meeting adjourned at 7:20 PM.

Respectfully submitted,

Patty Zeleznick

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2.5.15