



**Regional School District #4
Chester – Deep River – Essex – Region 4**

JWMS Security Project Building Committee for Region 4

Via Google Meet
Dial +1 (617) 675-4444
PIN: 575 279 025 0674#
March 31, 2021 @ 7:00 p.m.

To: Members of the JWMS Security Project Building Committee

Subject: Region 4 Building Committee Meeting – Wednesday, March 31, 2021

Time: 7:00 p.m.

Place: Via Google Meet – To listen remotely please dial (US) +1 (617) 675-4444 PIN: 575 279 025 0674#
(We kindly ask that you **please mute your phone immediately** upon connecting to the meeting as this will improve the audio quality for all participants. Google Meet may do this automatically, depending on the number of people already connected to the call. If so, pressing ***6** will unmute your phone when it's time to speak)

Please contact Jennifer Bryan at Central Office email jbryan@reg4.k12.ct.us if you are unable to attend.

Mission Statement

We, the communities of Chester, Deep River, Essex and Region 4, engage all students in a rigorous and collaborative educational program. We prepare our learners to be respectful citizens who are empowered to contribute in a globalized society.

AGENDA

- 1. Call to order - meeting facilitator**
- 2. Verbal roll call and introduction of Committee Members**
- 3. Election of Building Committee Officers: Chair, Vice-Chair, and Secretary**
- 4. Review Charge of the Committee – B. White**
- 5. Review BOE approved Option** from QA&M Architecture for JWMS Security and ADA Feasibility Study (encl #1)
- 6. Discuss recommended timeline** for administration and the BOE to adequately communicate with the public; hold a District Meeting in August; and submit a question for referendum at the November 02, 2021 town elections
- 7. Next Meeting:** Contingent on voter approval of the project in November, the next meeting of this Committee will be held on Tuesday, November 9th at 10:00 a.m.
- 8. Comment.** *(In the interest of creating the best remote meeting experience for all participating parties, we would ask that you please keep your phone on mute until such time when the Chair calls for Public Comment. Please continue to keep your phone on mute unless you are requesting to be recognized by the Chair to make a comment. Once you have been recognized by the Chair to make your comment, the following standard public comment guidelines will still apply):* **PLEASE NOTE: Upon dialing in, Google Meet may have shared a message that your phone has been automatically muted due to the number of callers on the line and instructed you to press *6 if you would like to unmute your phone. When you are done speaking, please remember to press *6 (or your phone's mute button) again to reduce background noise.**

The public is reminded to state name for the record. Comments should be kept to a maximum of three minutes. Public comment is not intended to be a question and answer period; rather it is an opportunity for the Board to hear citizen comment related to educational matters

9. Adjournment

John Winthrop Middle School Security & ADA Feasibility Study

Encl #1

Region # 4 BOE Presentation November 17, 2020



Facility Evaluation

EXISTING CONDITIONS

Evaluate + Confirm Assets

- Lot Size – Acres
- Grade 6-8 Educational Facility
- Residential Neighborhood
- Proximity of Residences
- **School Identity**
- **Parent Pickup/Drop-off**
- Parking Adequacy
- Wetland + Neighborhood Impact
- Slopes & Grading
- **ADA Access**
- Water course adjacent to the school
- Building Structure
- Building Envelope – Windows
- **Main Office Area Accessibility**
- **Security**
- Structural Integrity
- MEP Systems
- **Travel Distance**
- **TECHNOLOGY**

Construction Phasing

- Separation Construction + School Traffic
- Construction Staging Areas
- Continuity of Utilities + Services

Constructability + Site Logistics

- Construction Access
- Demolition Impact
- **HAZMAT Management**



OSCG&R SPACE STANDARDS WORK SHEET

State Standard Space Specifications Grades

Projected Enrollment	Pre-K and K	State Standard Space Specifications											
		1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

- Under the column headed "Projected Enrollment", find the range within which your school's highest projected 8 year enrollment falls.
- Using the figures on that line, complete the grid below for only those grades housed within the school.

Pre-K	_____	6
K	_____	7
1	_____	8
2	_____	9
3	_____	10
4	_____	11
5	_____	12

- Total (grades Pre-K through 12)
- Number of grades housed
- Average [(a)/(b)]
- Highest Projected 8-year Enrollment
- Maximum Square Footage [(c) x(d)]

3. Total square footage at completion of project:

- Existing area constructed pre-1950. 0
- Multiply "a." by 80% 0
- Area (at completion of project) constructed 1950 or later. _____
- Square footage for space standards computation (b+c) _____

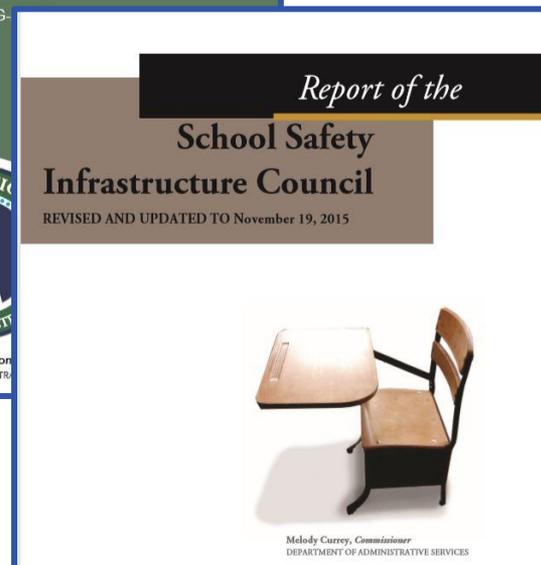
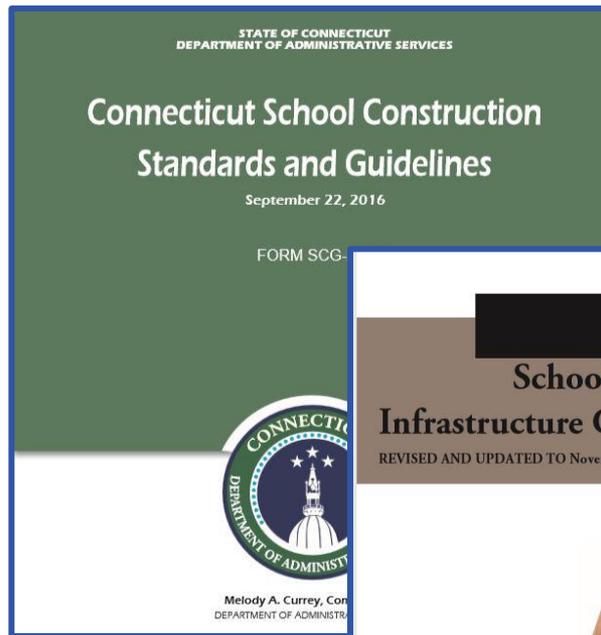
If line 2(e) is greater than line 3(d) there is no grant reduction.

If line 3(d) is greater than line 2(e), divide line 2(e) by line 3(d).

* This factor will be used to reduce total eligible costs because of space in excess of the maximum eligible for reimbursement.

If a project exceeds the standards solely as the result of extraordinary programmatic requirements, the superintendent may submit a request to the Commissioner for a waiver. A detailed list of space allocations for all extraordinary programs with explanations must be included with the request.

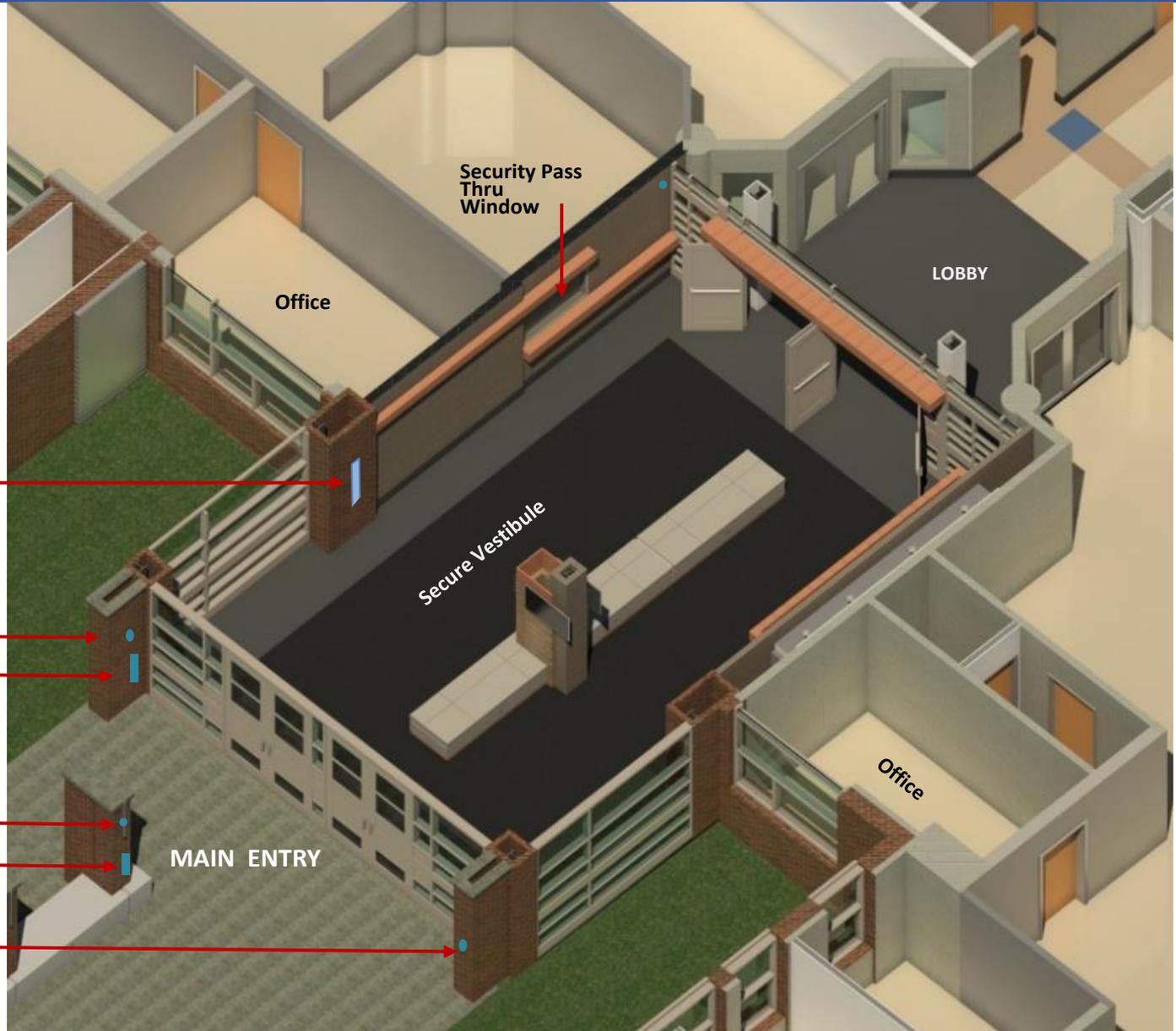
REGION 4 2020 REIMBURSEMENT RATE IS 46.07%



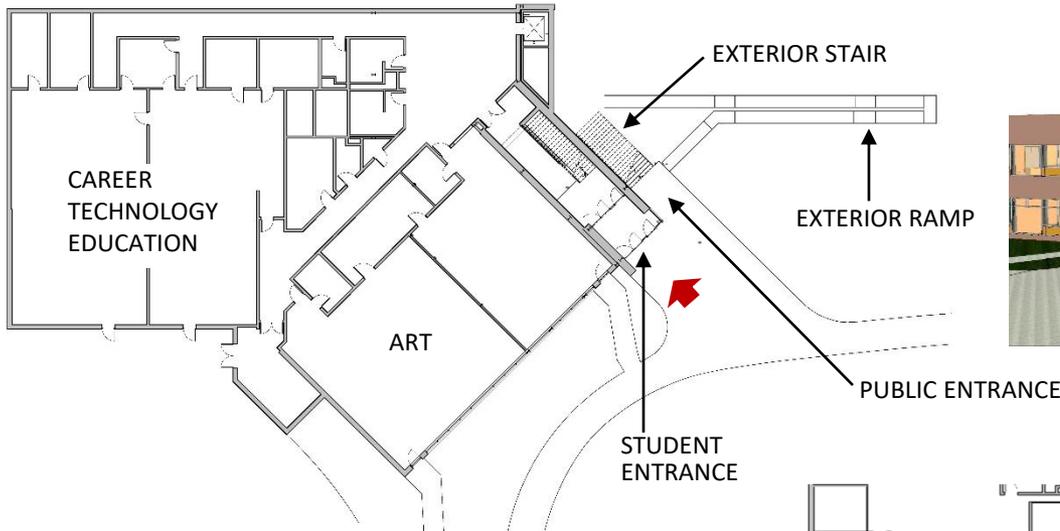
Security Features

SECURITY FEATURES

- Door & Window Sensors
- Secure Hardware
- Glass Break
- Laminate & Bullet Resistant Glass
- Motion Sensors
- Perimeter Door Auto Lockdown
- Interior & Exterior Cameras
- Security Stations
- Interior Corridor Door Lockdown
- Card Key Access
- Remote Camera Login
- Roof Top Camera



Design Concepts – Option Two



LOWER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

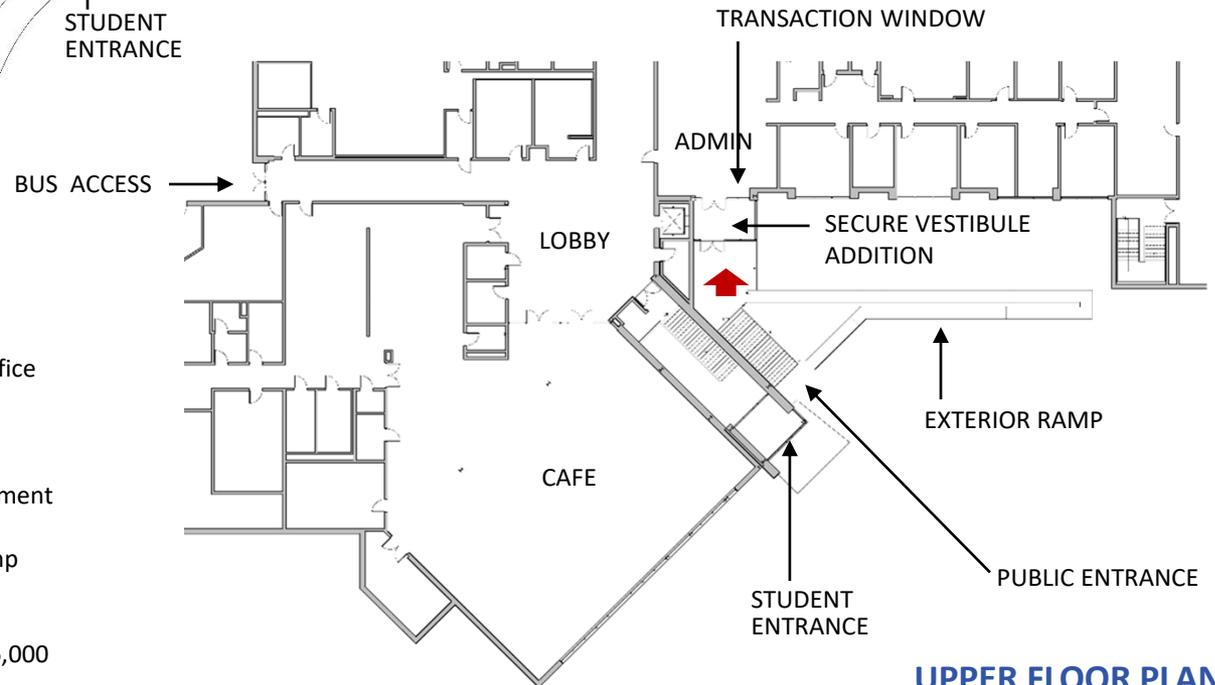
- Secure Vestibule directly to Main Office
- Sight-lines from Main Office
- Limited Disruption

CONCERNS

- Added building Area and Reimbursement
- Elevator Access
- Maintenance of Exterior Stair & Ramp

ESTIMATED COST

- Project Cost \$825,000
- Net Cost After Reimbursement \$486,000

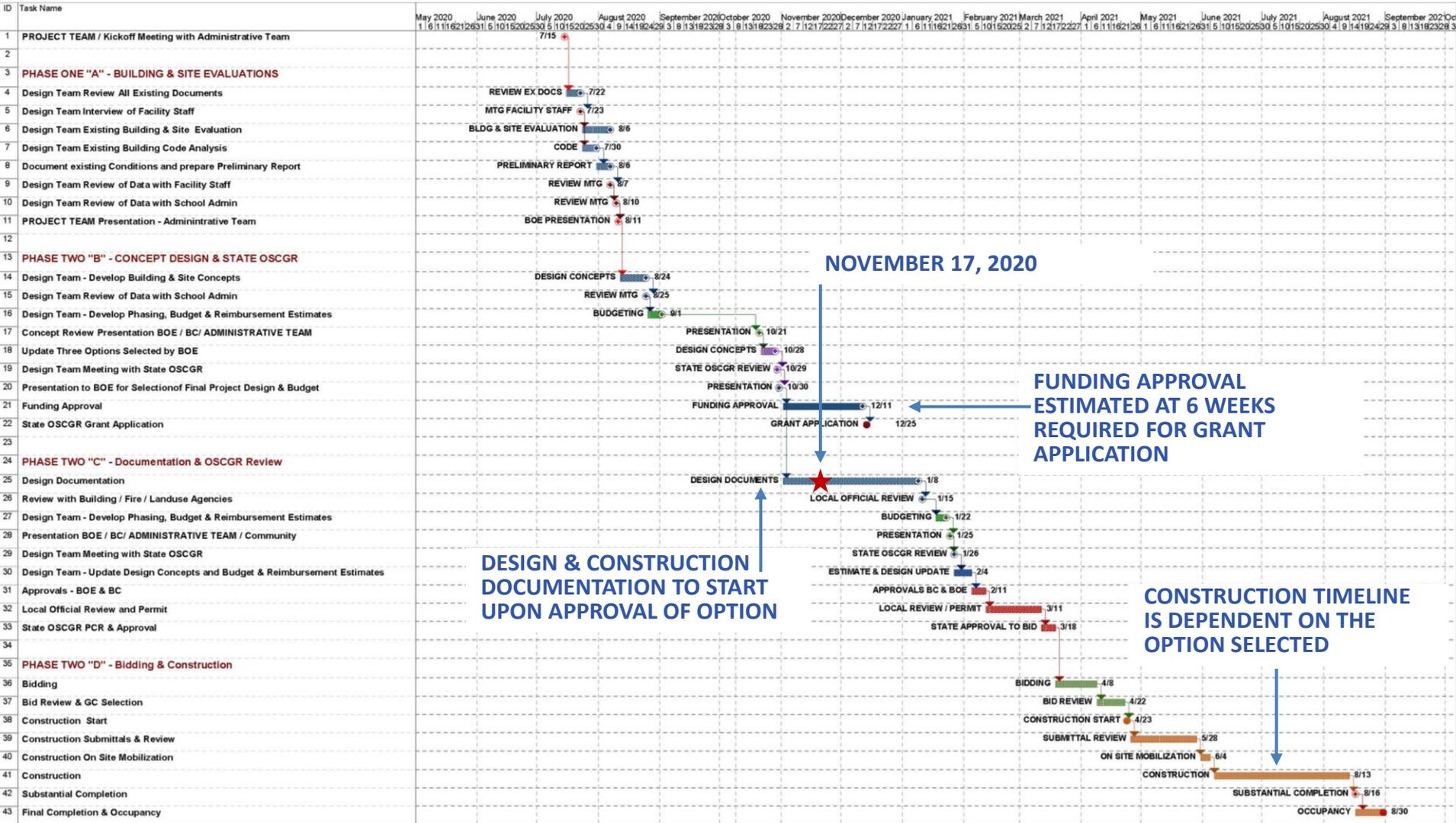


UPPER FLOOR PLAN

Preliminary Schedule

October 7th, 2020

John Winthrop Middle School Regional District #4, Connecticut PRELIMINARY PROJECT SCHEDULE



NOVEMBER 17, 2020

FUNDING APPROVAL ESTIMATED AT 6 WEEKS REQUIRED FOR GRANT APPLICATION

DESIGN & CONSTRUCTION DOCUMENTATION TO START UPON APPROVAL OF OPTION

CONSTRUCTION TIMELINE IS DEPENDENT ON THE OPTION SELECTED

John Winthrop Middle School Security & ADA Feasibility Study

DISCUSSION



QA+M
architecture

