

F.O.I. Compliance – Subject to BOE approval

REGION 4 BOARD OF EDUCATION

Date: November 17, 2020

Special Meeting – REMOTE MEETING held

(To view a recording of this meeting, please visit our website www.reg4.k12.ct.us and select “Remote Meeting Recordings” under the BOARD OF EDUCATION Heading)

Attendance:	<u>Region 4 BOE</u>		<u>Administration:</u>		<u>Other:</u>	
(√ = attended)	Kate Sandmann	√	Brian White	√	Rusty Malik	√
	John Stack	√	Kelly Sterner	√	Carson Collier	√
	Jane Cavanaugh	√	Matt Espinosa	√		
	Rick Daniels	√				
	Rob Bibbiani	√				

Call To Order: 7:00 p.m.

Items / Discussion

Rusty Malik and Carson Collier Representatives of QA&M Architects presented possible design options for a secured entry at John Winthrop Middle School. (see attached).

Possible Action Items

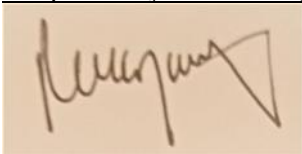
There was a discussion regarding the possibility of creating a building committee to review the design options and form a recommendation for the Board to consider at their January 7th regular BOE meeting.

On motion duly made and seconded, the Board unanimously VOTED to create a building committee to review the design options to form a recommendation for the Board to consider at a later date.

Public Comment: No comments were made

ADJOURNMENT: On motion duly made and seconded, the Board unanimously VOTED to adjourn at approx. 8:04 p.m.

Respectfully submitted,



Secretary – Regional District #4 – Board of Education

John Winthrop Middle School Security & ADA Feasibility Study

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	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 $[(c) \times (d)]$

- 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) _____

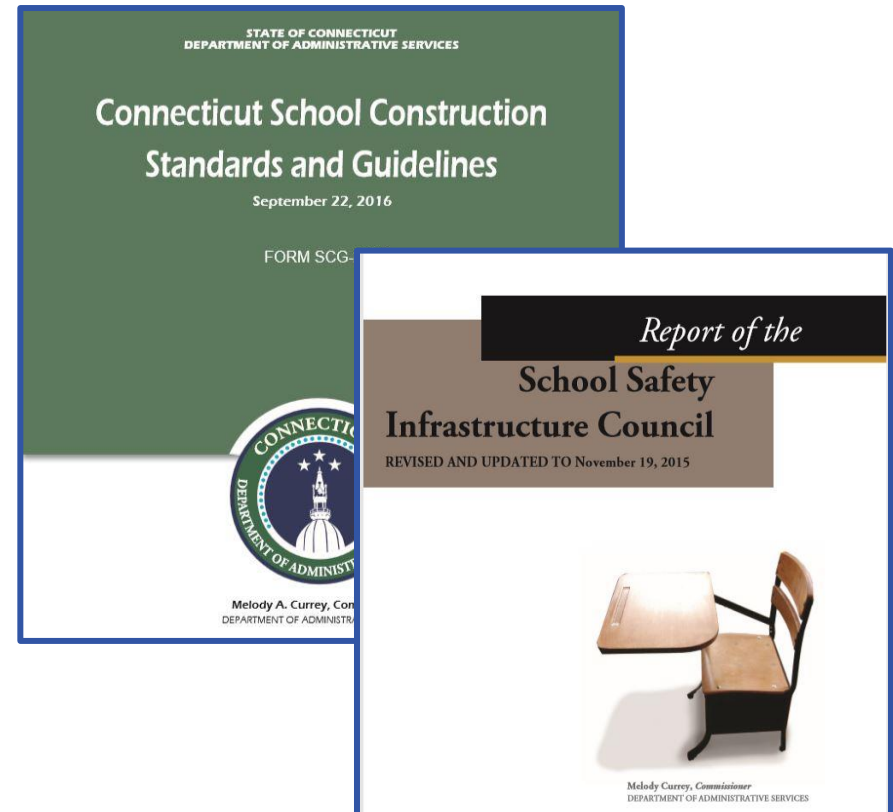
If line 2(e) is greater than line 3(d) there is no grant reduction.

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%

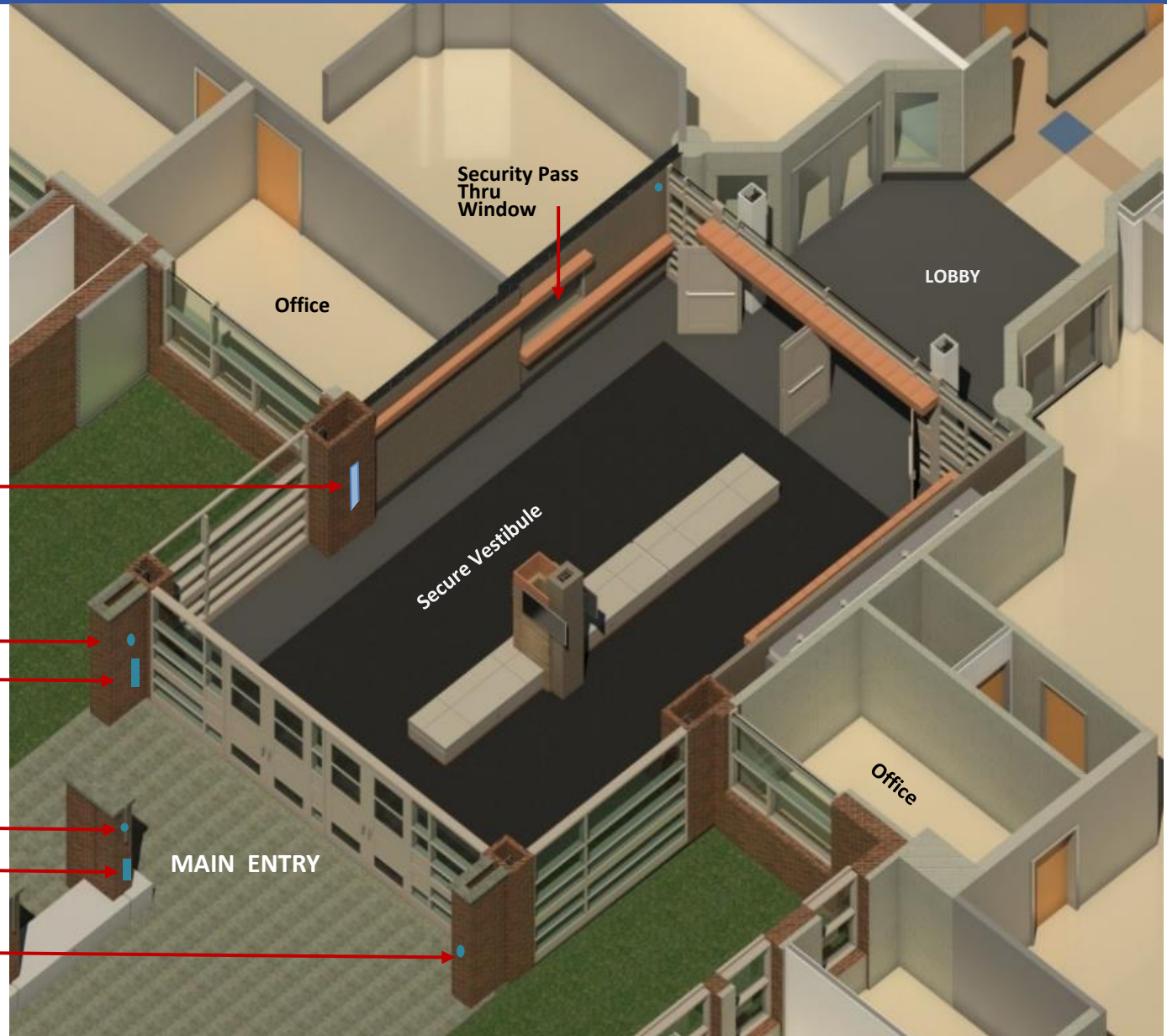


Melody Currey, Commissioner
DEPARTMENT OF ADMINISTRATIVE SERVICES

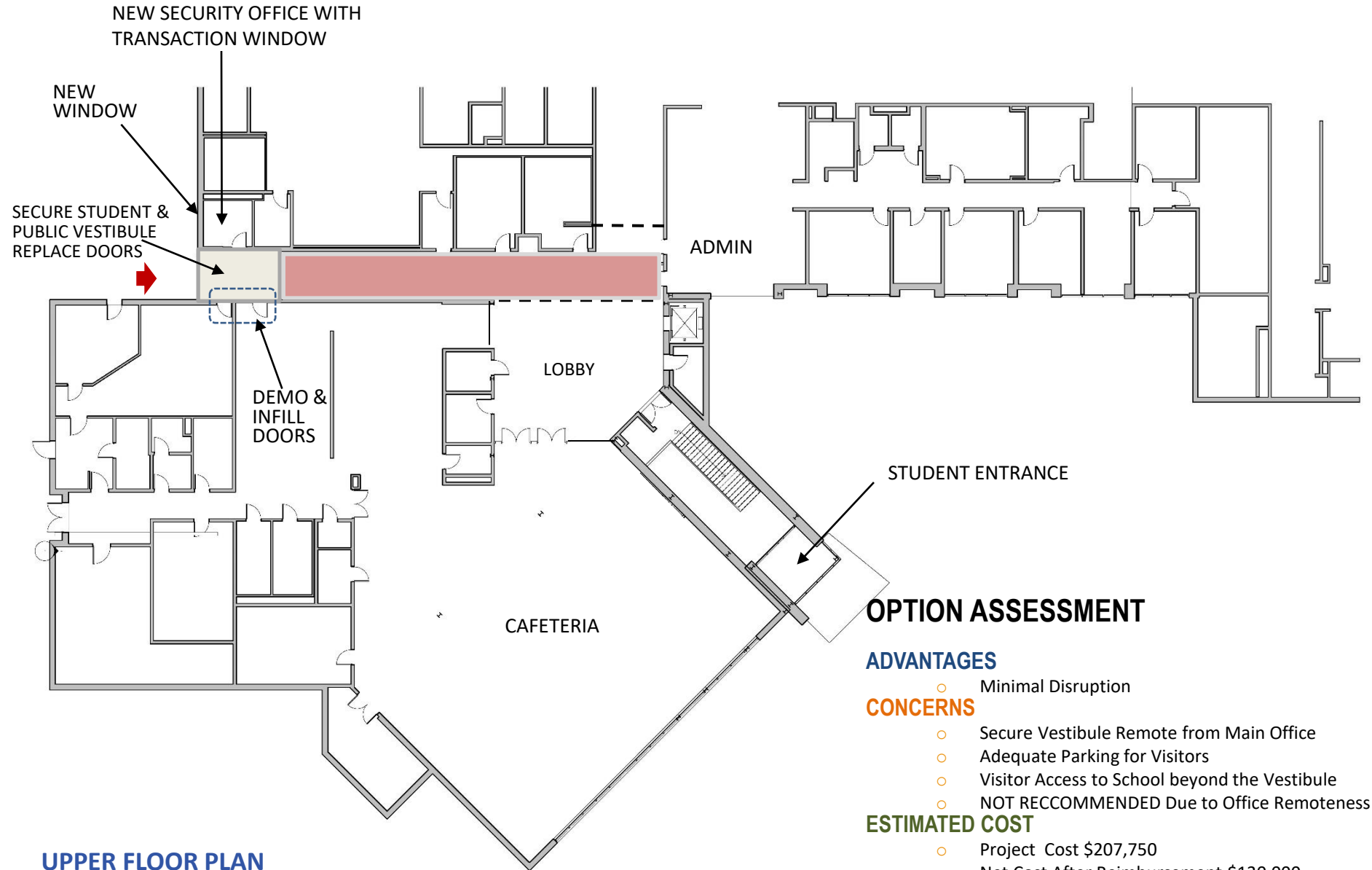
Security Features

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

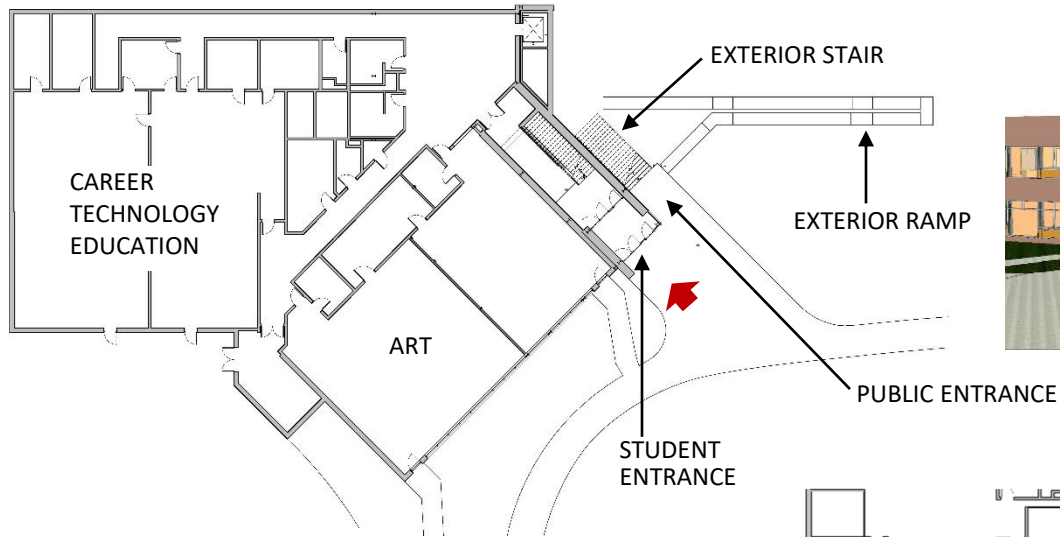


Design Concepts – Option One



UPPER FLOOR PLAN

Design Concepts – Option Two



LOWER FLOOR PLAN



OPTION ASSESSMENT

ADVANTAGES

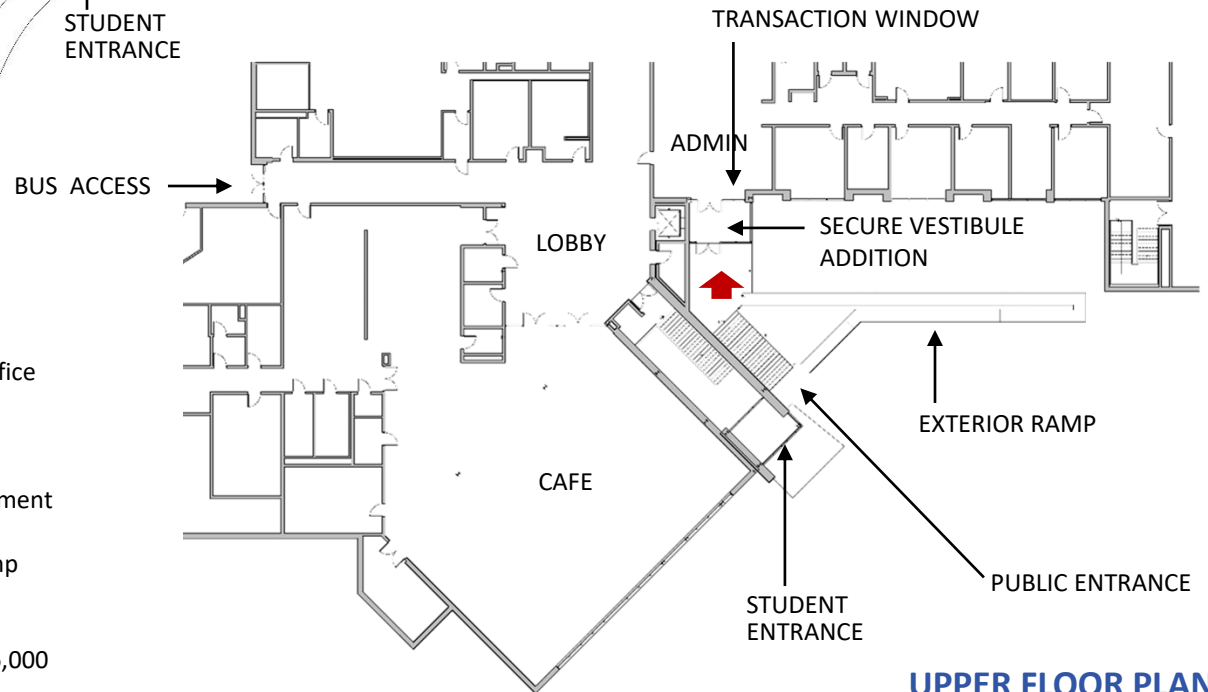
- Secure Vestibule directly to Main Office
- Sight-lines from Main Office
- Limited Disruption

CONCERNS

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

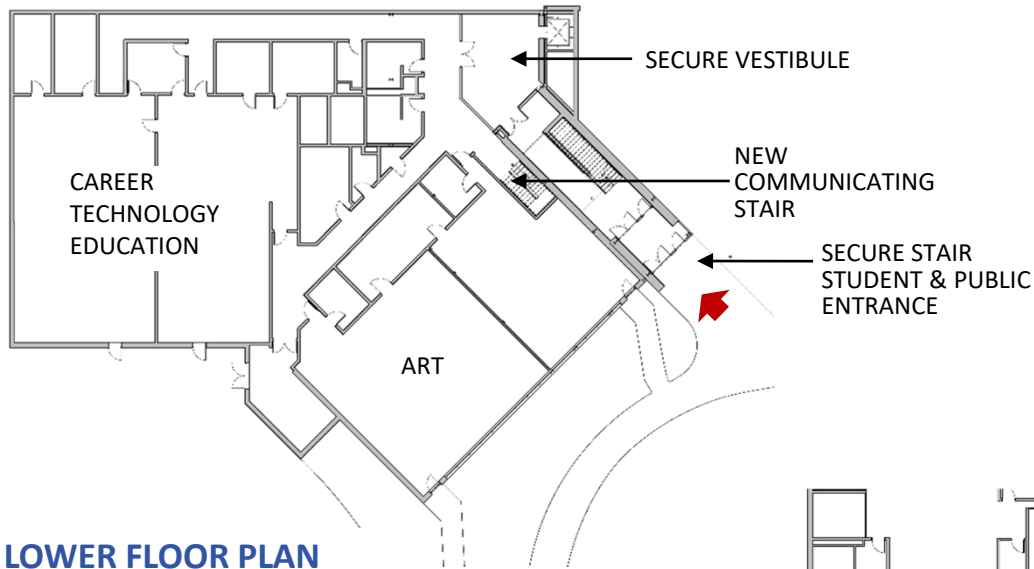
ESTIMATED COST

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



UPPER FLOOR PLAN

Design Concepts – Option Three



LOWER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

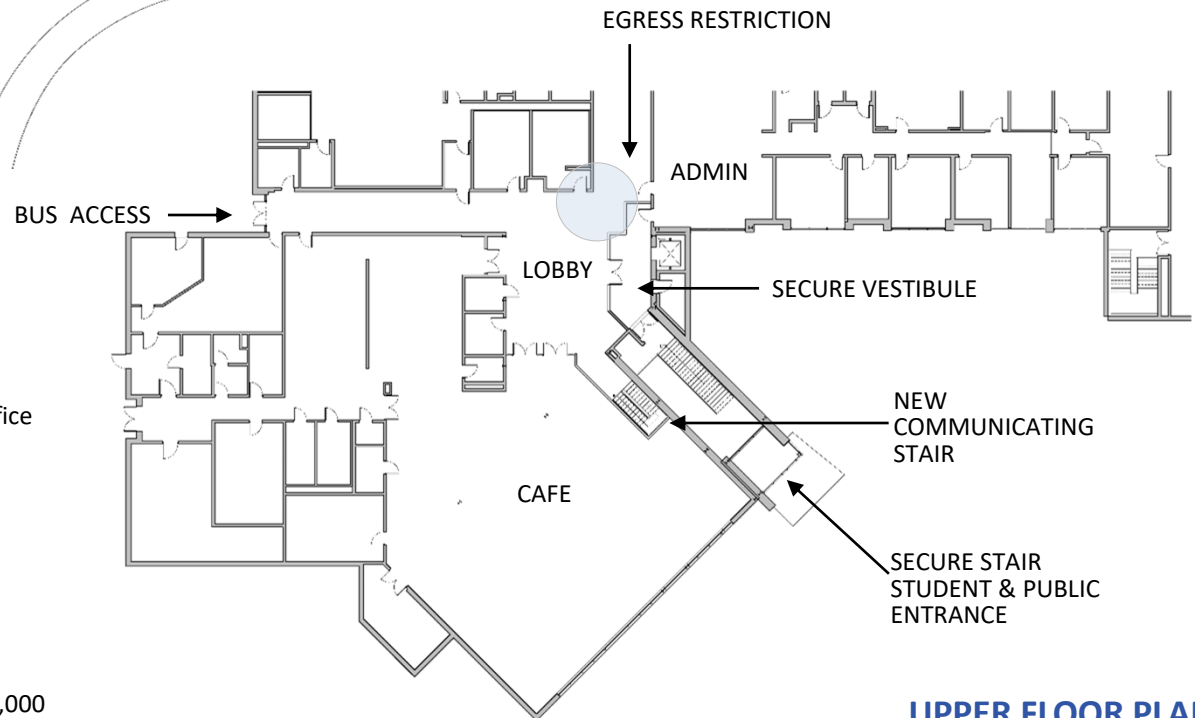
- Secure Vestibule directly to Main Office

CONCERNS

- Egress Restricted
- Elevator Access for Internal Use
- Impact on Cafeteria Space
- Moderate Disruption
- No Transaction Window

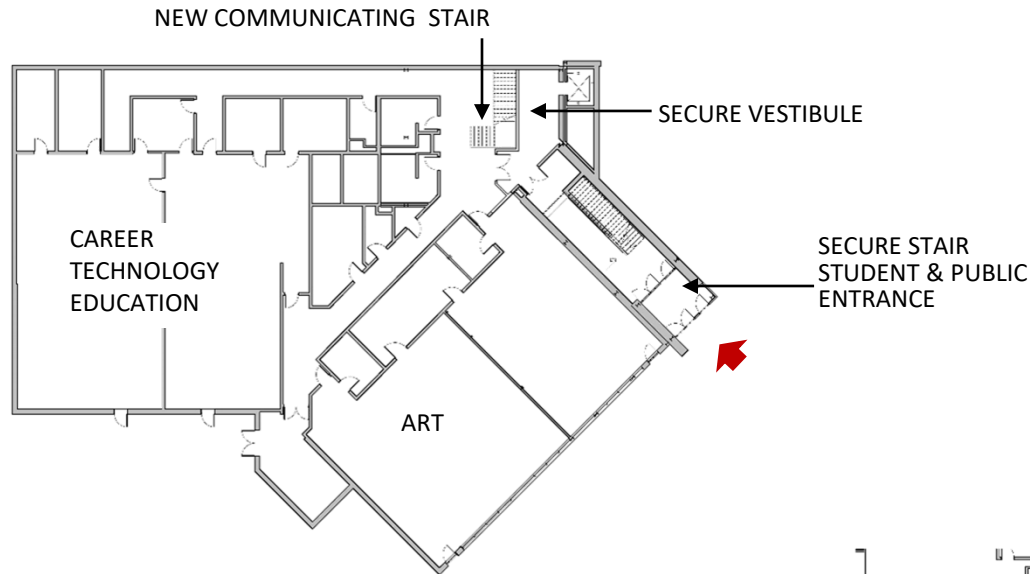
ESTIMATED COST

- Project Cost \$654,000
- Net Cost After Reimbursement \$396,000



UPPER FLOOR PLAN

Design Concepts – Option Four



LOWER FLOOR PLAN

BUS ACCESS →

OPTION ASSESSMENT

ADVANTAGES

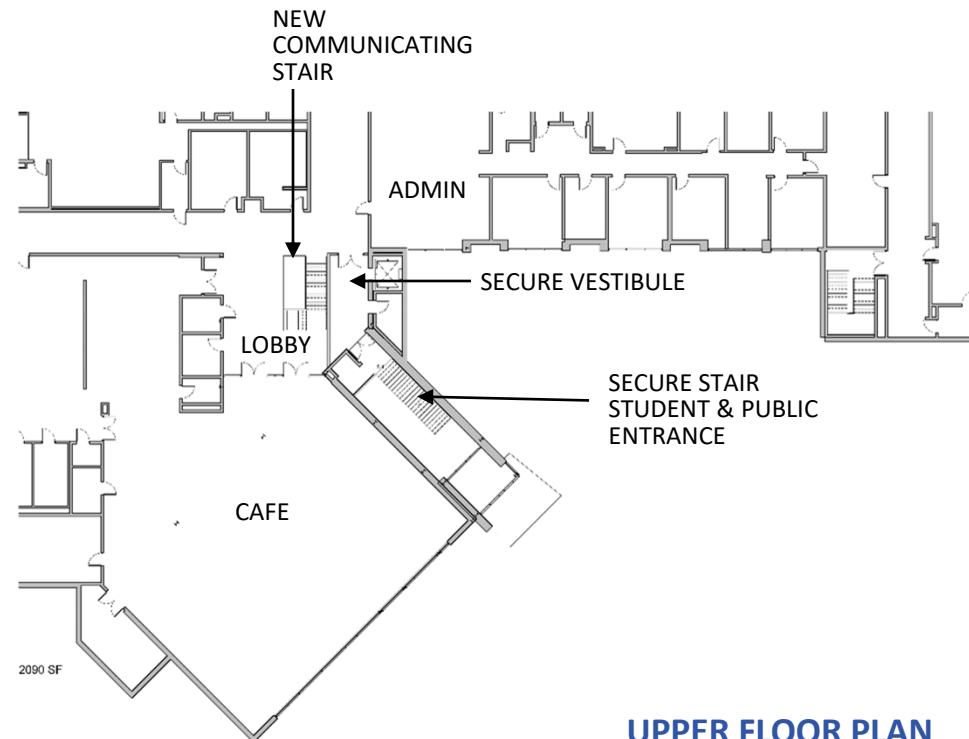
- Secure Vestibule Near Main Office

CONCERNS

- Moderate Disruption
- Transaction Window
- Elevator Access for Internal Use

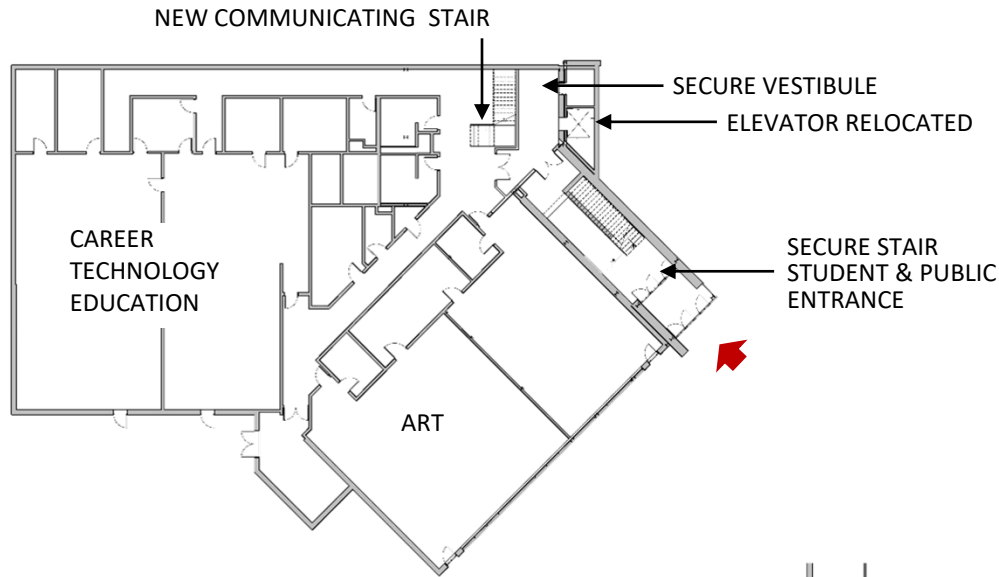
ESTIMATED COST

- Project Cost \$654,000
- Net Cost After Reimbursement \$396,000



UPPER FLOOR PLAN

Design Concepts – Option Five



LOWER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

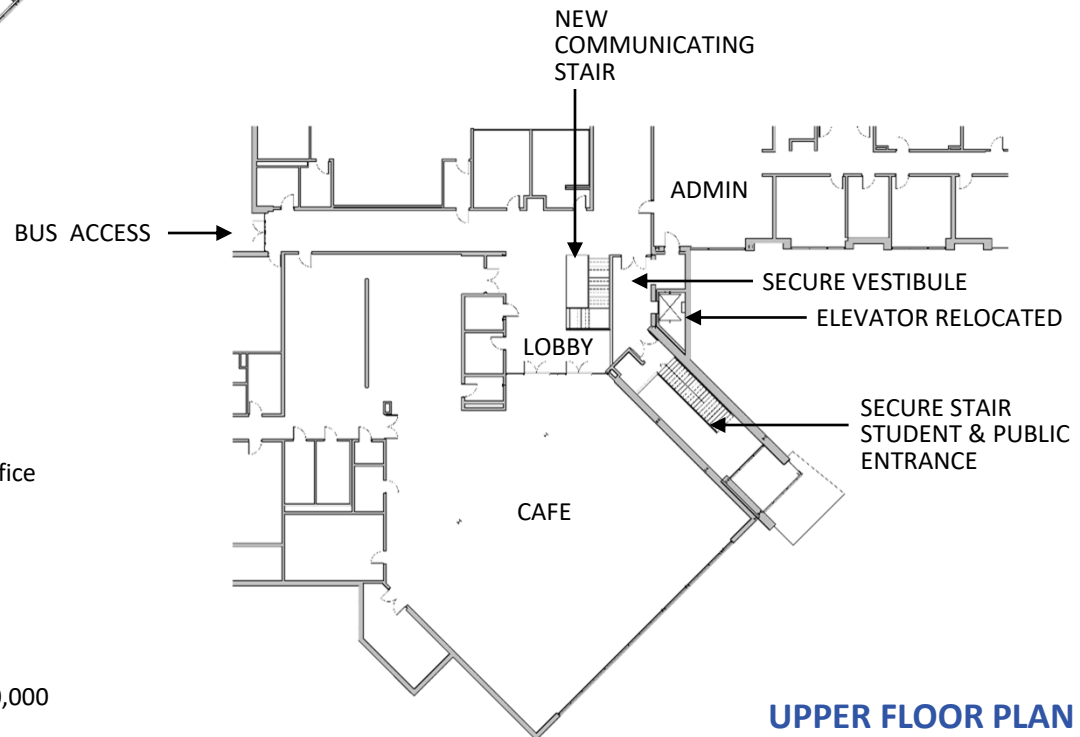
- Secure Vestibule directly to Main Office

CONCERNS

- Relocate Elevator
- Elevator Access for Internal Use
- Moderate Disruption

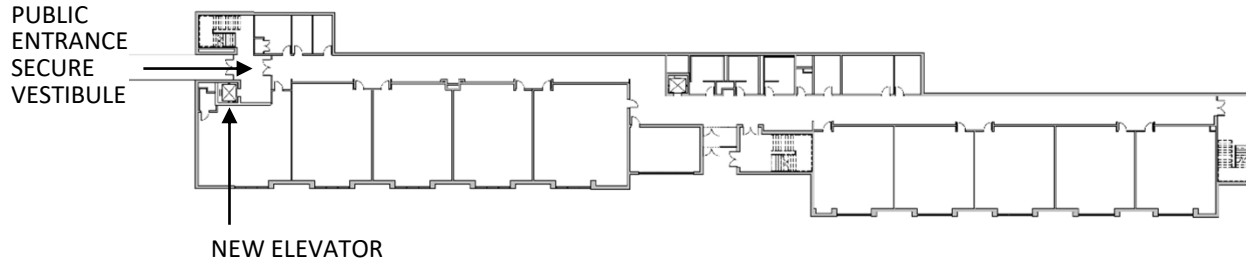
ESTIMATED COST

- Project Cost \$933,000
- Net Cost After Reimbursement \$560,000

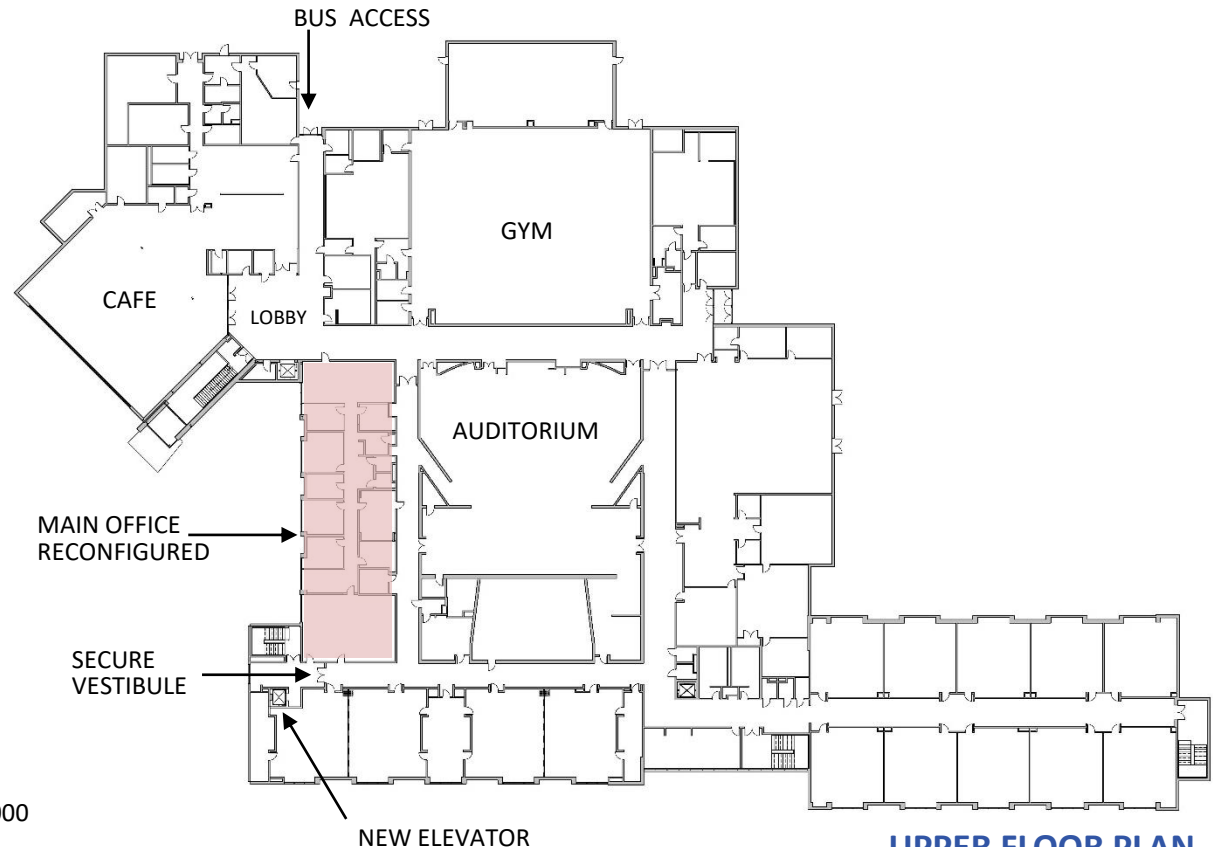


UPPER FLOOR PLAN

Design Concepts – Option Six



LOWER FLOOR PLAN



UPPER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

- Secure Vestibule at Main Office
- Access Controlled by Main office

CONCERNS

- Disruption
- Reconfiguration of Main Office

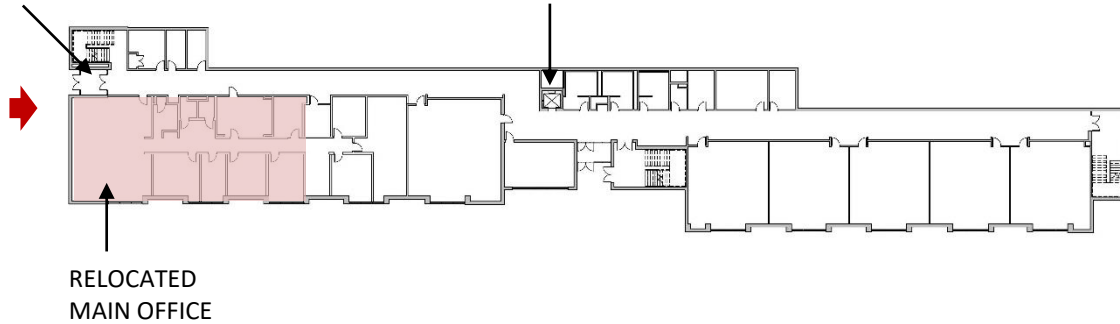
ESTIMATED COST

- Project Cost \$1,307,000
- Net Cost After Reimbursement \$780,000

Design Concepts – Option Seven

PUBLIC
ENTRANCE
SECURE
VESTIBULE

NEW
ELEVATOR



LOWER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

- Secure Vestibule Directly to Main Office

CONCERNS

- Remote Location of Main Office
- Impact on Other Programs
- Moderate Disruption

ESTIMATED COST

- Project Cost \$1,837,000
- Net Cost After Reimbursement \$1,092,000

BUS ACCESS

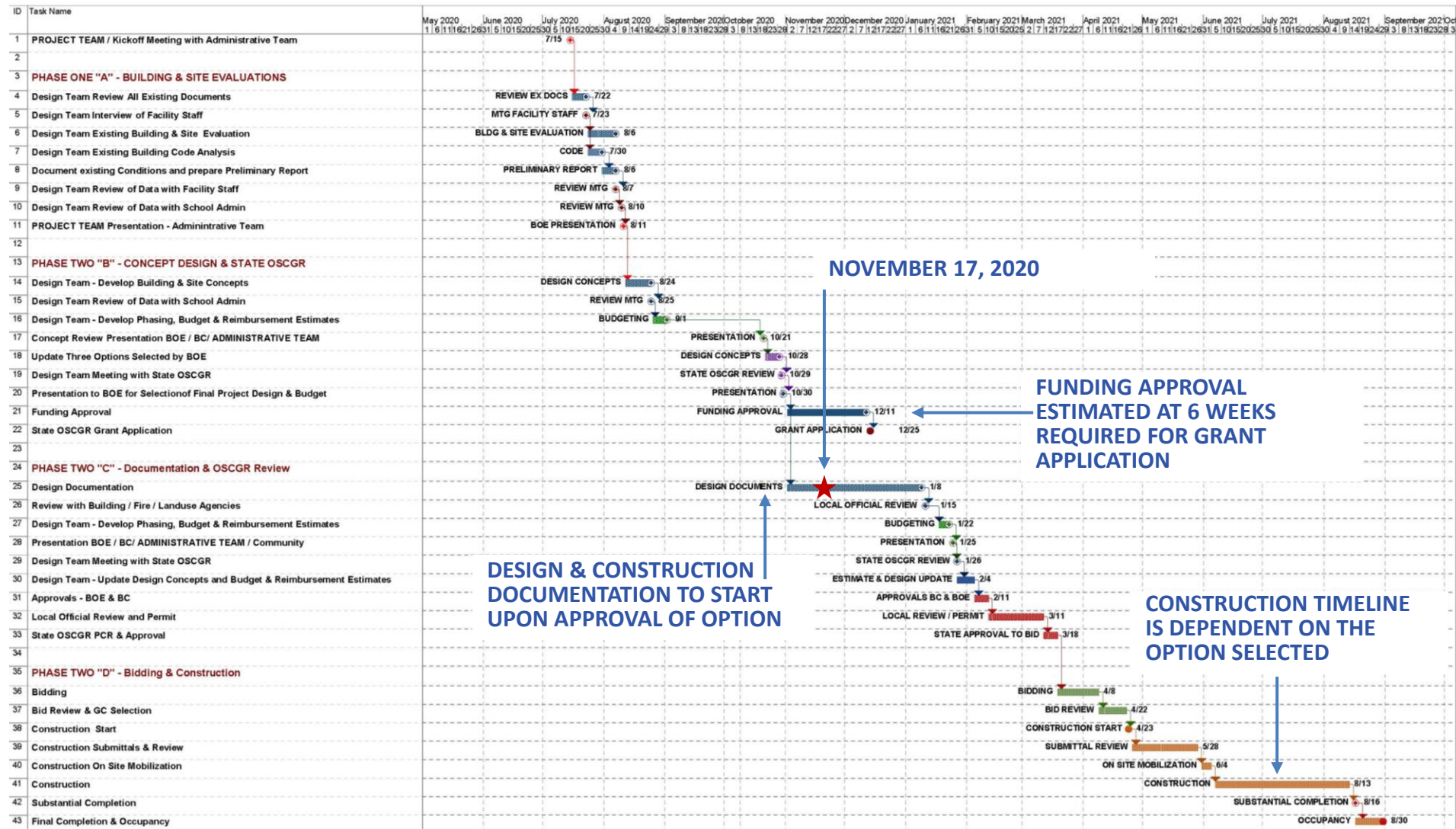


UPPER FLOOR PLAN

Preliminary Schedule

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

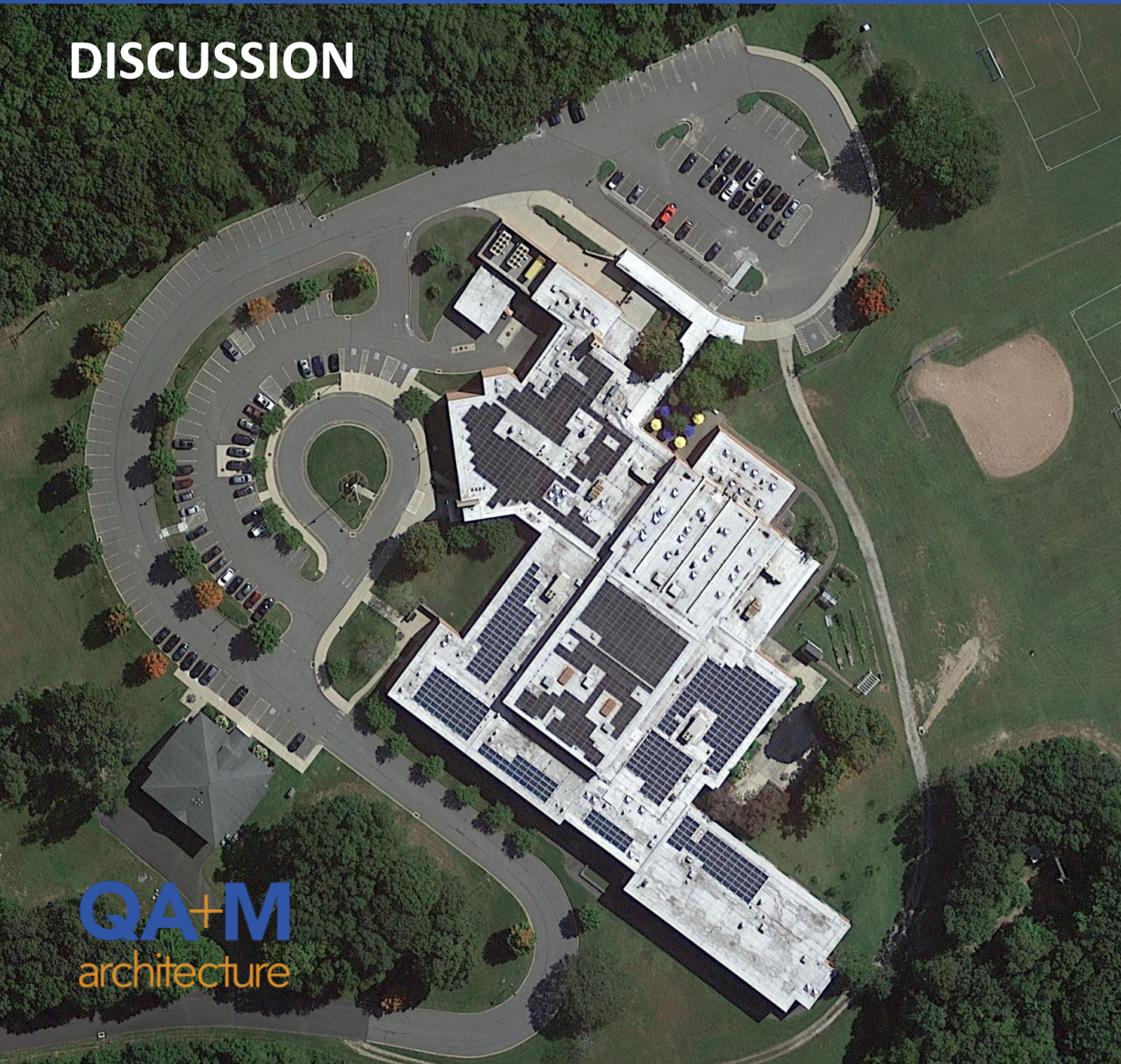
October 7th, 2020



John Winthrop Middle School

Security & ADA Feasibility Study

DISCUSSION



QA+M
architecture

