

## REGION 4 BOARD OF EDUCATION

### John Winthrop Security Project Building Committee Meeting

**Date:** Wednesday, April 5, 2023 at 12:00 PM

**Location:** Google Meet (Remote)

#### Membership:

##### *Region 4 BOE Representatives:*

Rick Daniels, Chairman JWMS Security Project Building Committee	Present
Kate Sandmann	Present
John Stack	Not Present
Jane Cavanaugh	Present

##### *Town of Chester Representatives*

Tom Englert, Board of Selectpersons	Present
John O'Hare, Board of Finance	Not Present

##### *Town of Deep River Representatives*

Jim Olson, Board of Selectpersons	Present
Bud Eckenroth, Board of Finance	Not Present

##### *Town of Essex Representatives*

VACANT, Board of Selectpersons	Not Present
Keith Crehan, Board of Finance	Not Present

##### *Region 4 Administration Representatives*

Brian White, Superintendent, ex officio	Not Present
Melissa Morgan Hostetler, Principal JWMS, ex officio	Not Present
Jim Jake, Facilities Supervisor JWMS, ex officio	Present
Robert Grissom, Finance Director, financial consultant	Present
Rusty Malik, QA+M Architecture, architect	Present
Erin Benken, QA+M Architecture	Present

#### Call to Order

Chairman Rick Daniels called the meeting to order at 12:00 PM

Mr. Daniels performed a verbal roll-call.

#### Items / Discussion

Mr. Daniels began the discussion by recapping the Committee's visit to the Deep River Town Hall on Monday, April 3, 2023 to deliver the updated plans to Mr. Dick Leighton, Building Inspector, and to deliver and review the responses to his initial review. In attendance at this meeting with Mr. Leighton were Mr. Daniels, Ms. Sandmann, Mr. Grissom, Mr. Malik, and Ms. Benken.

During the meeting and review, it was discussed that the canopy would still be required by the local official, which presents a significant cost challenge to the project and budget. Mr. Daniels shared that Mr. Leighton again said a State appeal could provide a waiver for this requirement, but that this process could take several months and there was no guarantee of a favorable outcome.

Mr. Daniels then shared a possible alternative solution for the project, which would be an exterior elevator to provide compliant access from the ground floor to the second story entrance. The elevator would completely eliminate the need for an accessible ramp and the required canopy. This alternative was shared with Mr. Leighton during the April 4<sup>th</sup> meeting, and he indicated that he would be in favor of this option and did not have any immediate objections to the proposal.

Mr. Malik then shared renderings of this option with the Committee for review and discussion. Mr. Malik also indicated that this option may result in a cost savings as compared to the original plan with a ramp and accompanying canopy. In addition to the change in access for the project, Mr. Malik discussed concerns the Building Inspector had with the location of handicap parking spaces and the slop of sidewalks on the property. The school will investigate if changes need to be made to the site plan and handicap spaces in order to maintain compliance with requirements.

After a review of the revised drawings and discussion among the Committee members, a motion was made by Ms. Sandmann and seconded by Ms. Cavanaugh to VOTE to proceed with identifying the revised cost estimates of the alternative project proposal, which includes eliminating a ramp and including an exterior elevator, and determining the statutory requirements should the revised cost estimate exceed the amount authorized for the project at referendum.

This motion passed unanimously.

Finally, the Committee agreed that our next meeting would be scheduled once the revised cost estimates are known and we have an answer from legal counsel on how we are able to proceed based on the new cost estimates.

**Public Comment**

There was no Public Comment

The meeting was adjourned by Chairman Daniels at 12:35 PM

# John Winthrop Middle School – Region #4

## Security & ADA Feasibility Study

CONCEPT REVIEW April 5, 2023





# SECURITY & ADA STUDY



**SITE 66 ACRES**  
**BUILDING FOOTPRINT – 84,000 SF**  
**TOTAL BUILDING AREA 133,000 SF**





ACCESSIBLE  
LOADING ZONE

ACCESSIBLE HC ROUTE  
TO ENTRANCE

NEAREST  
EXISTING  
HC SPACES

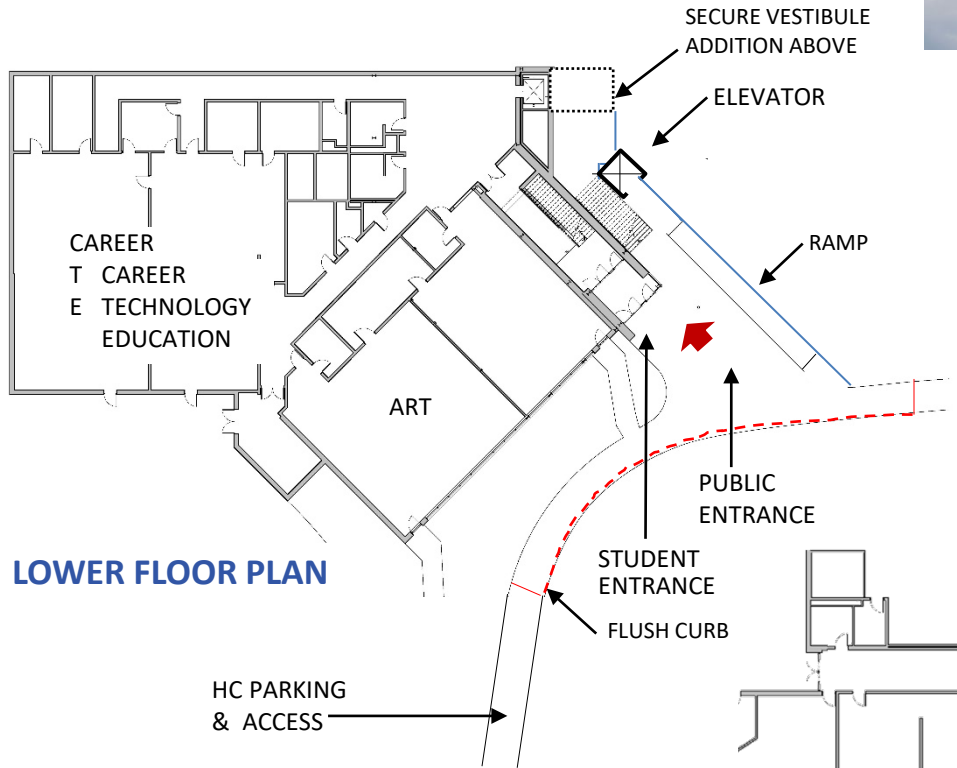


# SECURITY & ADA STUDY





# Design Concept



LOWER FLOOR PLAN



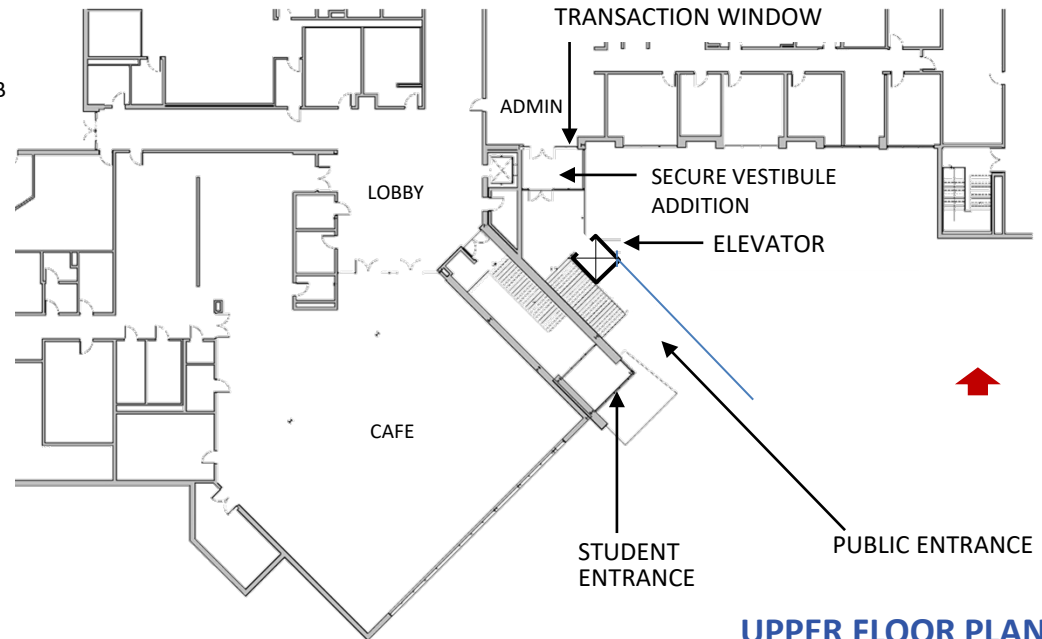
## OPTION ASSESSMENT

### ADVANTAGES

- Secure Vestibule directly to Main Office
- Sight-lines from Main Office
- Limited Disruption
- Access Protected from Inclement Weather

### CONCERNS

- Maintenance of Exterior Stair & Elevator
- After Hour Access



UPPER FLOOR PLAN



# Design Concept Images

