



Via Google Meet  
Please see information to join the  
remote meeting for each date below

**Regional School District #4**  
**Chester – Deep River – Essex – Region 4**  
**Region 4 BOE JWMS Secured Entry Plan Review ad hoc Committee**

**To: Region 4 JWMS Secured Entry Plan Review ad hoc Committee**

**Subject: Committee Meetings -**

**Tuesday, November 24, 2020** - Dial (617) 675-4444 PIN: 334 228 854 4121#

**Wednesday, December 09, 2020** – Dial (617) 675-4444 PIN: 622 447 760 1422#

**Time: 6:00 p.m.**

**Place: Via Google Meet – Please see Specific Dial-in Information for Each Date Above**

(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](mailto: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, B. White*
- 2. Verbal roll call of Committee Members**
- 3. Review Charge of the Committee**
- 4. Review Proposed Plans from QA&M Architecture for JWMS Secured Entry Options** (*encl #1*)
- 5. Determine Final Recommendation to be made to Region 4 Board for possible action on January 7, 2020.**
- 6. 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

**7. Adjournment**

# 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

Projected Enrollment	Pre-K and K	State Standard Space Specifications Grades											
		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) \_\_\_\_\_

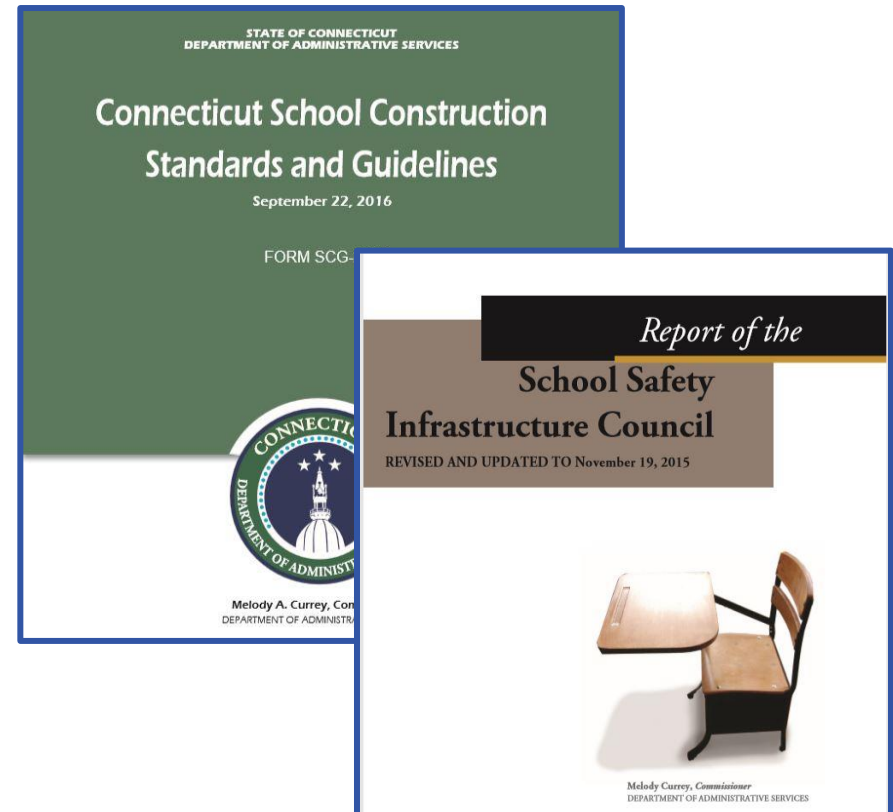
If line 2(e) is greater than line 3(d) there is no grant reduction.

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%

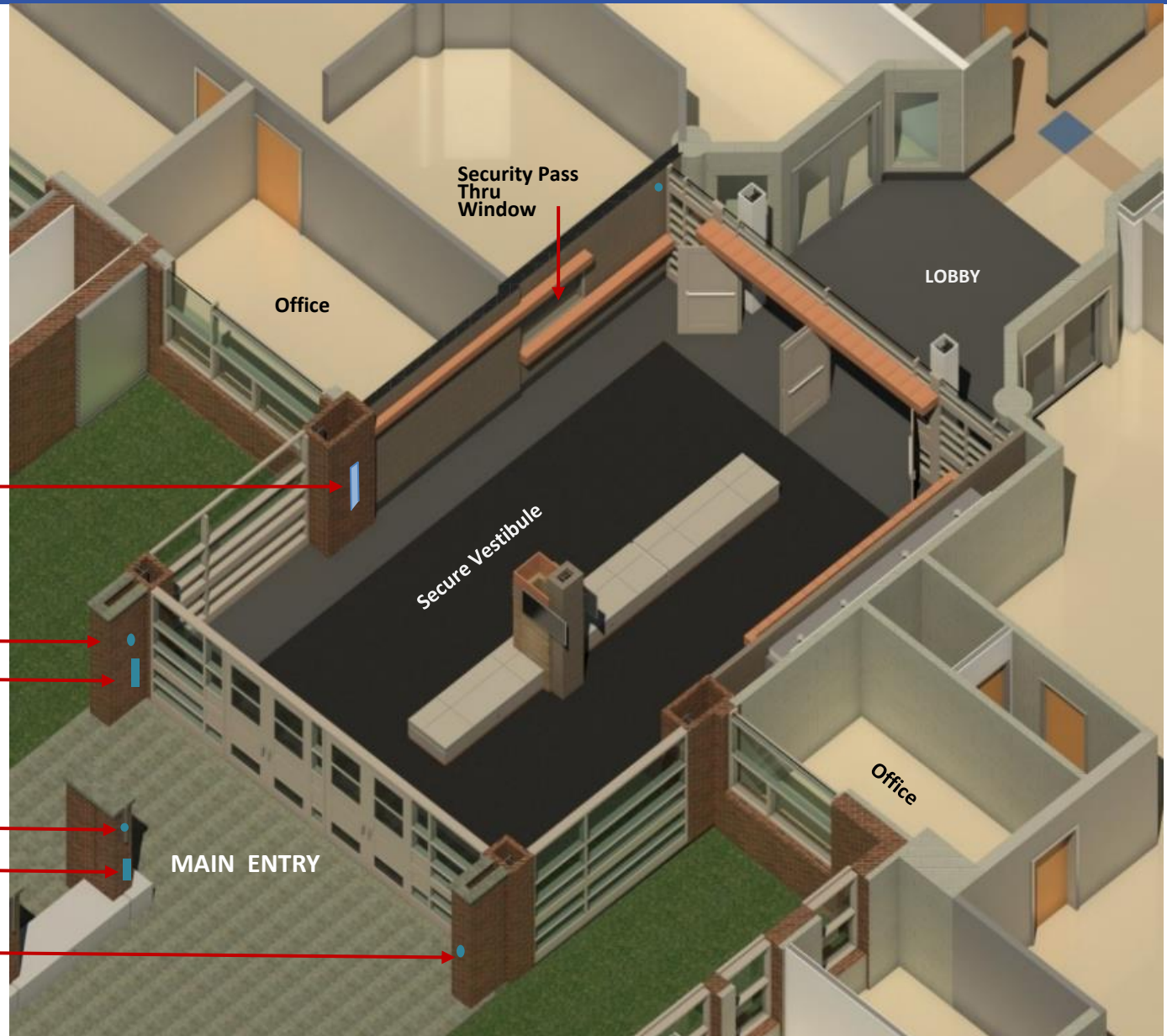




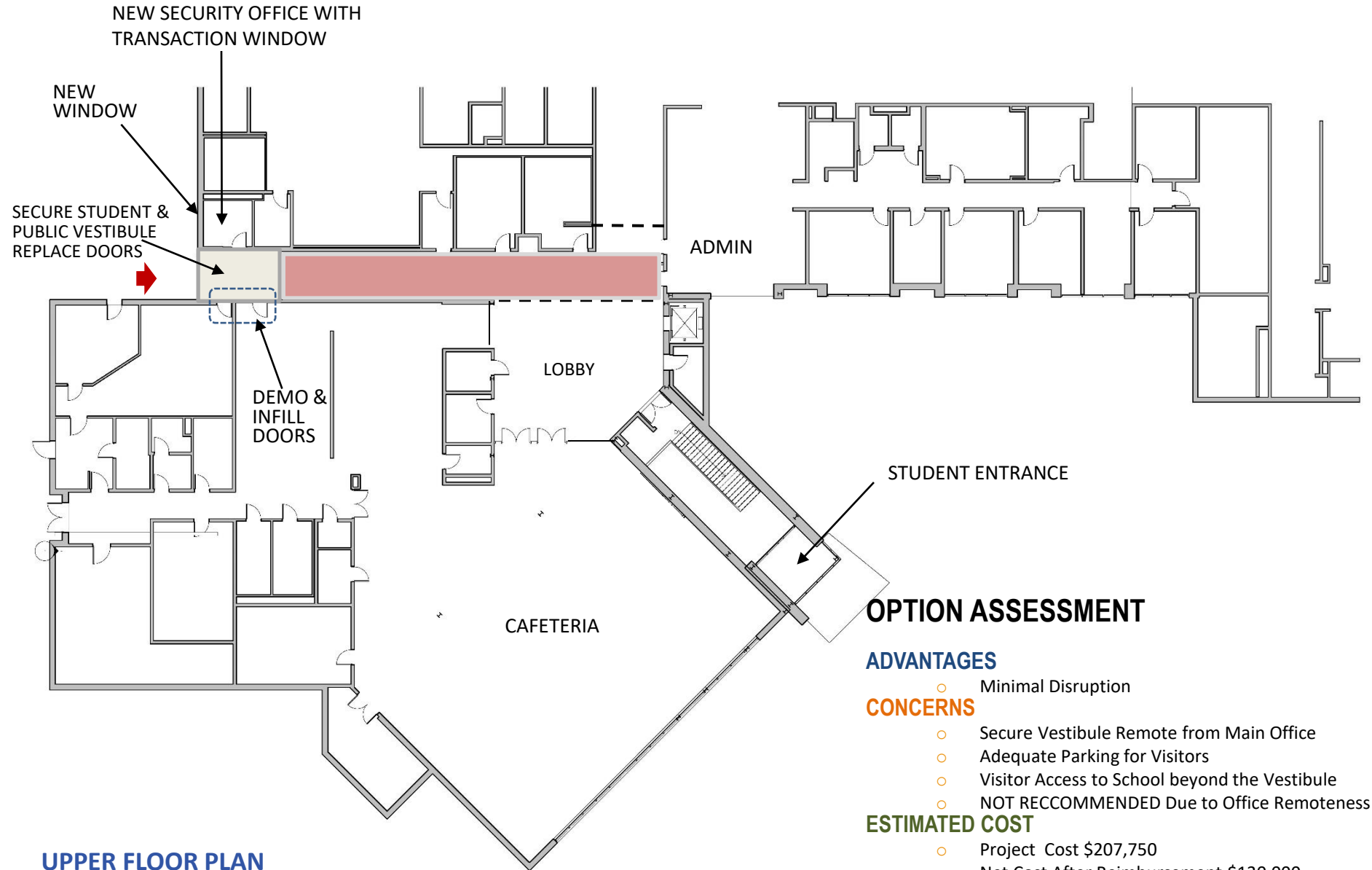
# Security Features

## 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

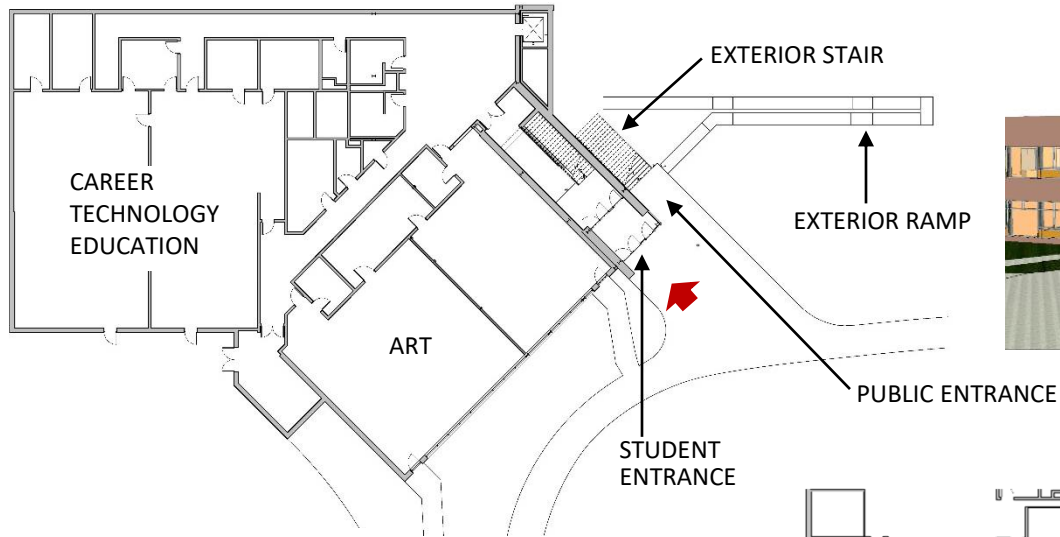


# Design Concepts – Option One



UPPER FLOOR PLAN

# Design Concepts – Option Two



LOWER FLOOR PLAN



## OPTION ASSESSMENT

### ADVANTAGES

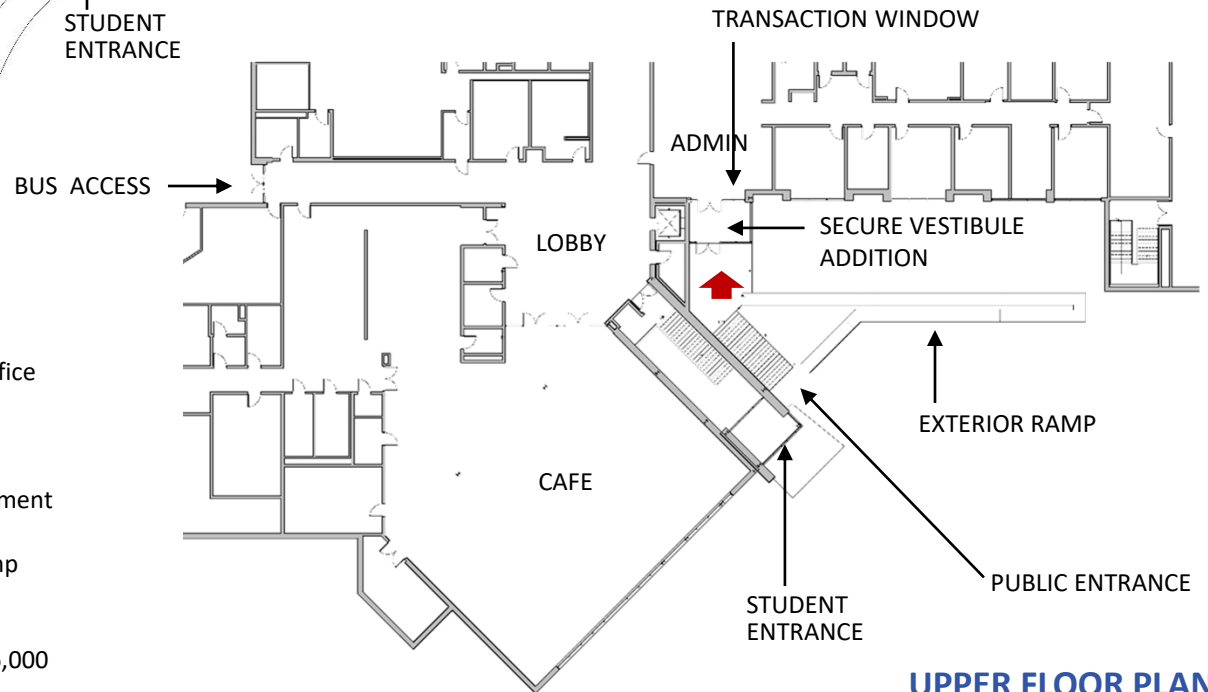
- Secure Vestibule directly to Main Office
- Sight-lines from Main Office
- Limited Disruption

### CONCERNS

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

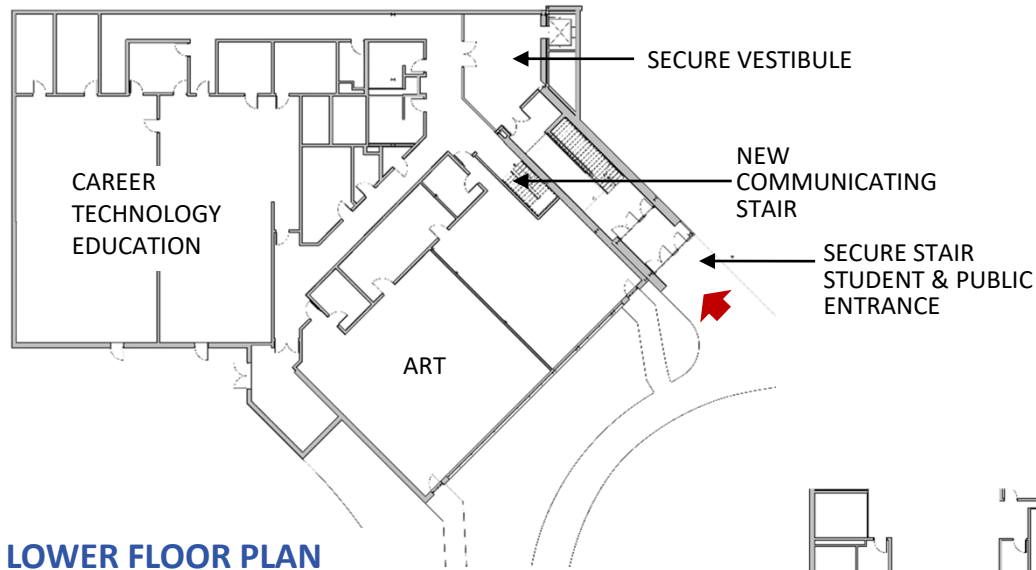
### ESTIMATED COST

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



UPPER FLOOR PLAN

# Design Concepts – Option Three



## OPTION ASSESSMENT

### ADVANTAGES

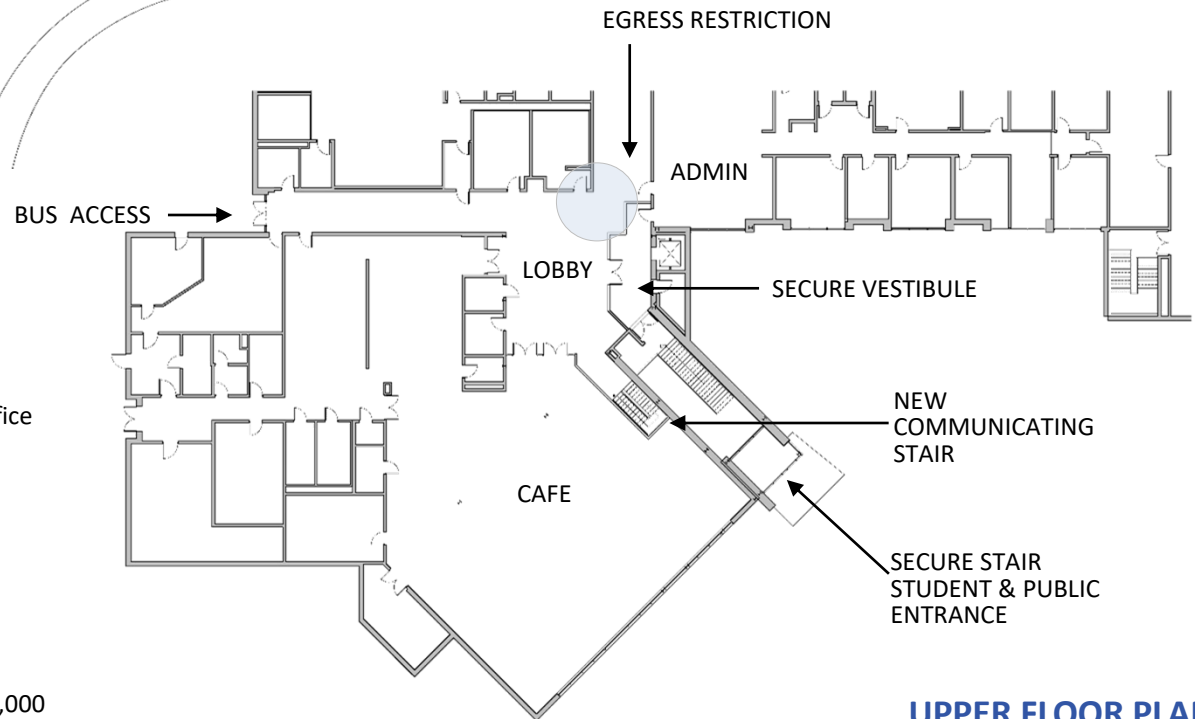
- Secure Vestibule directly to Main Office

### CONCERNS

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

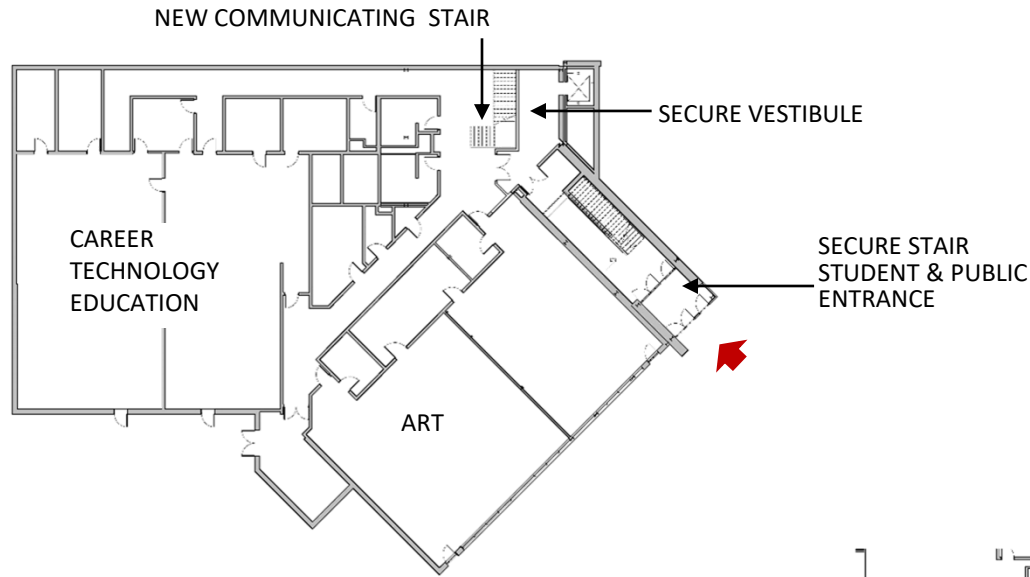
### ESTIMATED COST

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



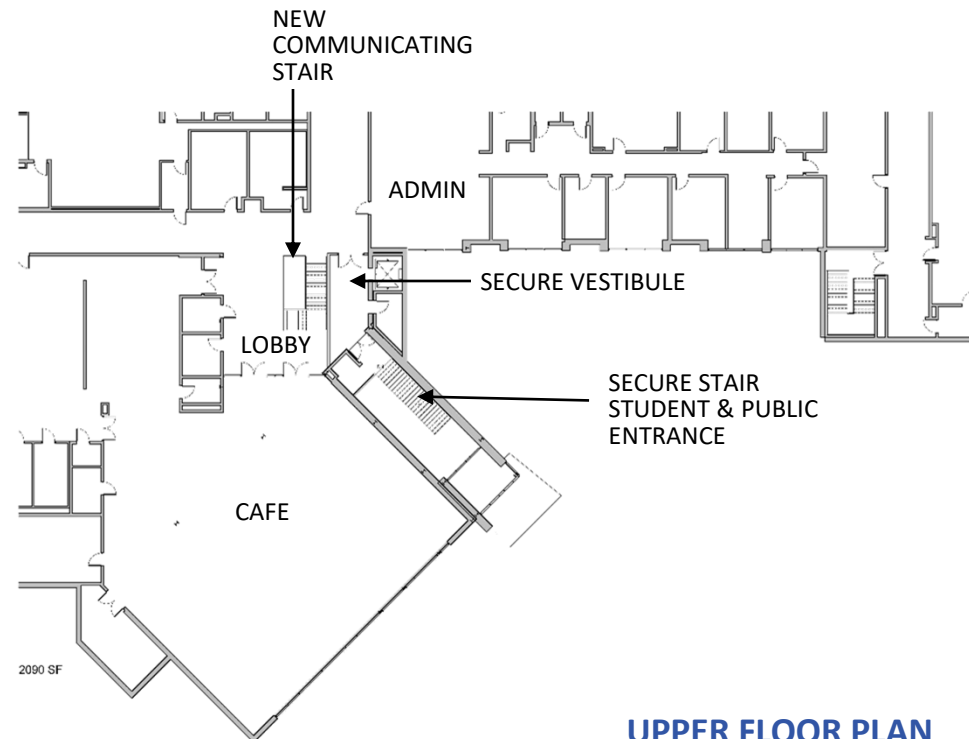


# Design Concepts – Option Four



LOWER FLOOR PLAN

BUS ACCESS →



UPPER FLOOR PLAN

## OPTION ASSESSMENT

### ADVANTAGES

- Secure Vestibule Near Main Office

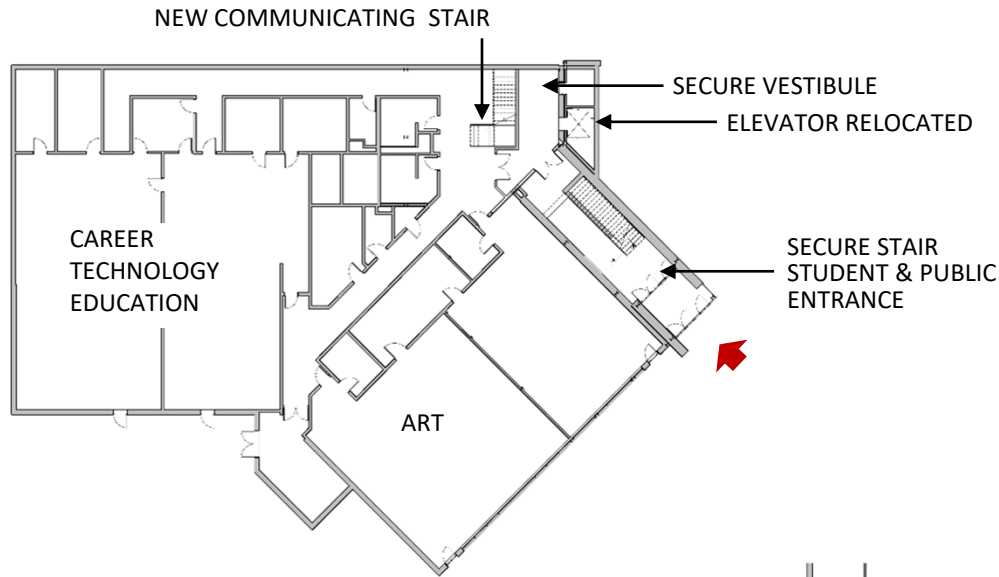
### CONCERNS

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

### ESTIMATED COST

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

# Design Concepts – Option Five



LOWER FLOOR PLAN

## OPTION ASSESSMENT

### ADVANTAGES

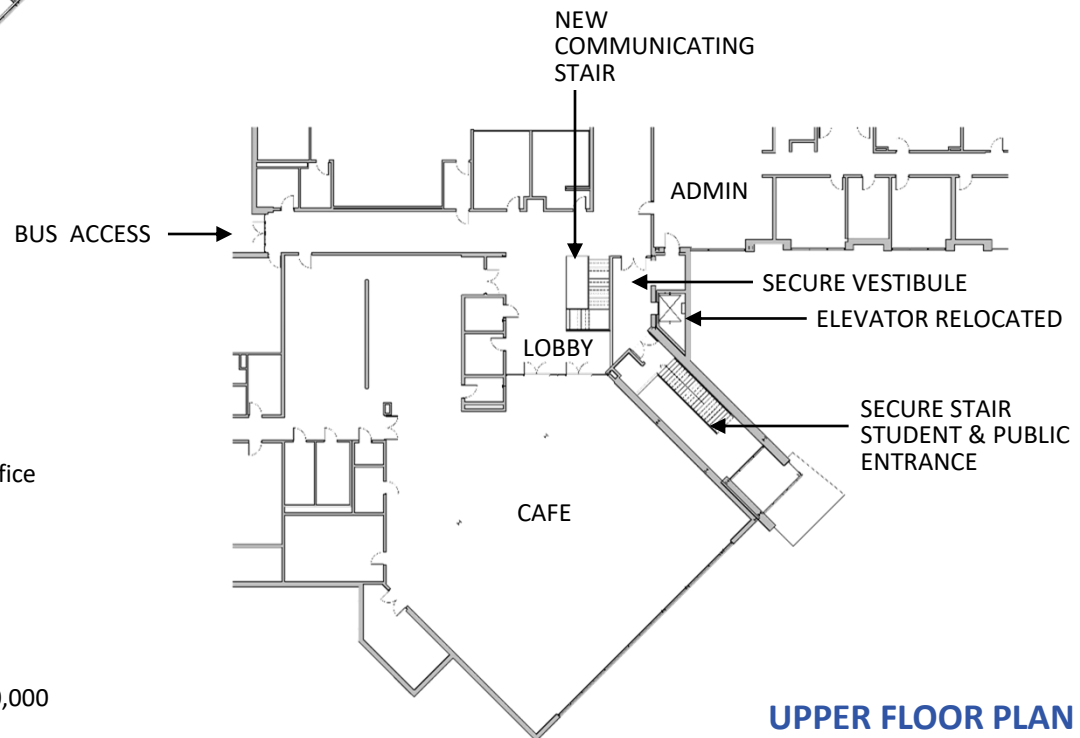
- Secure Vestibule directly to Main Office

### CONCERNS

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

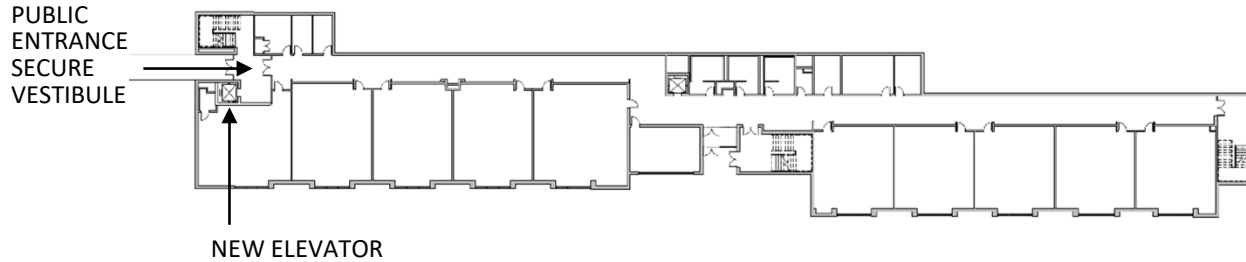
### ESTIMATED COST

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

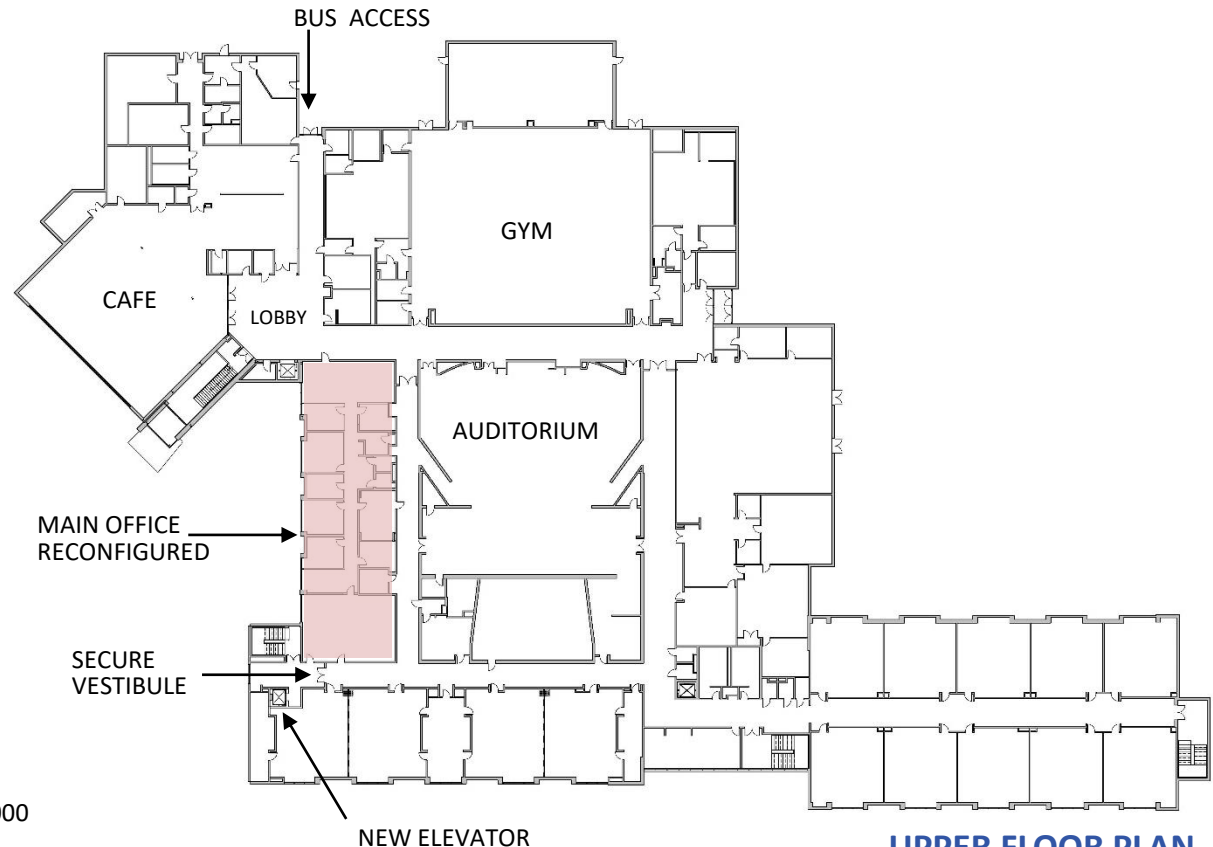


UPPER FLOOR PLAN

# 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

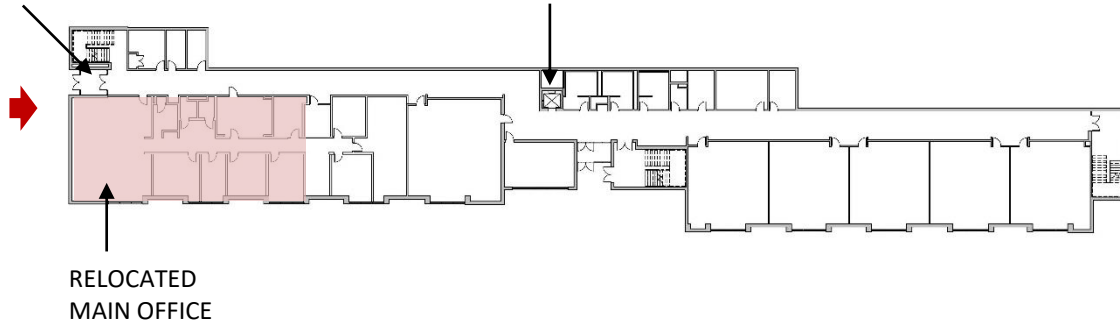
- Project Cost \$1,307,000
- Net Cost After Reimbursement \$780,000



# Design Concepts – Option Seven

PUBLIC  
ENTRANCE  
SECURE  
VESTIBULE

NEW  
ELEVATOR



**LOWER FLOOR PLAN**

## OPTION ASSESSMENT

### ADVANTAGES

- Secure Vestibule Directly to Main Office

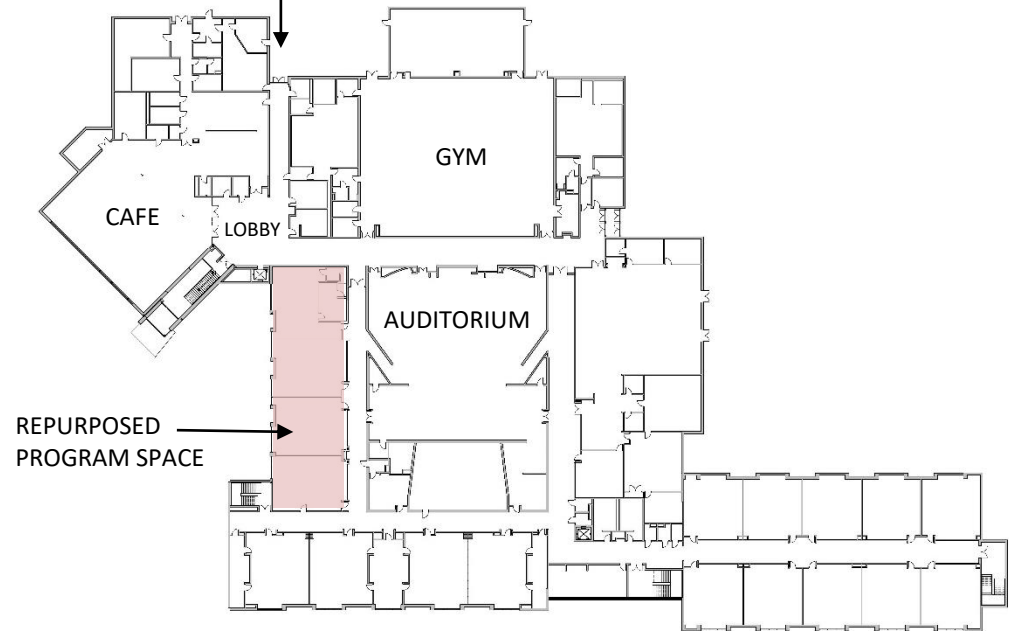
### CONCERNS

- 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**





# John Winthrop Middle School

## Security & ADA Feasibility Study

### DISCUSSION



**QA+M**  
architecture

