

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

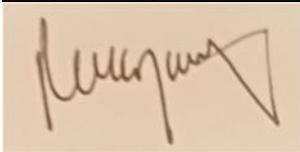
There was a discussion regarding the possibility of creating a building committee to review the design options and form a recommendation for the Board to consider at their January 7th regular BOE meeting.

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	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) 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%

STATE OF CONNECTICUT
DEPARTMENT OF ADMINISTRATIVE SERVICES

Connecticut School Construction Standards and Guidelines

September 22, 2016

FORM SCG-

Melody A. Currey, Commissioner
DEPARTMENT OF ADMINISTRATIVE SERVICES

Report of the

School Safety Infrastructure Council

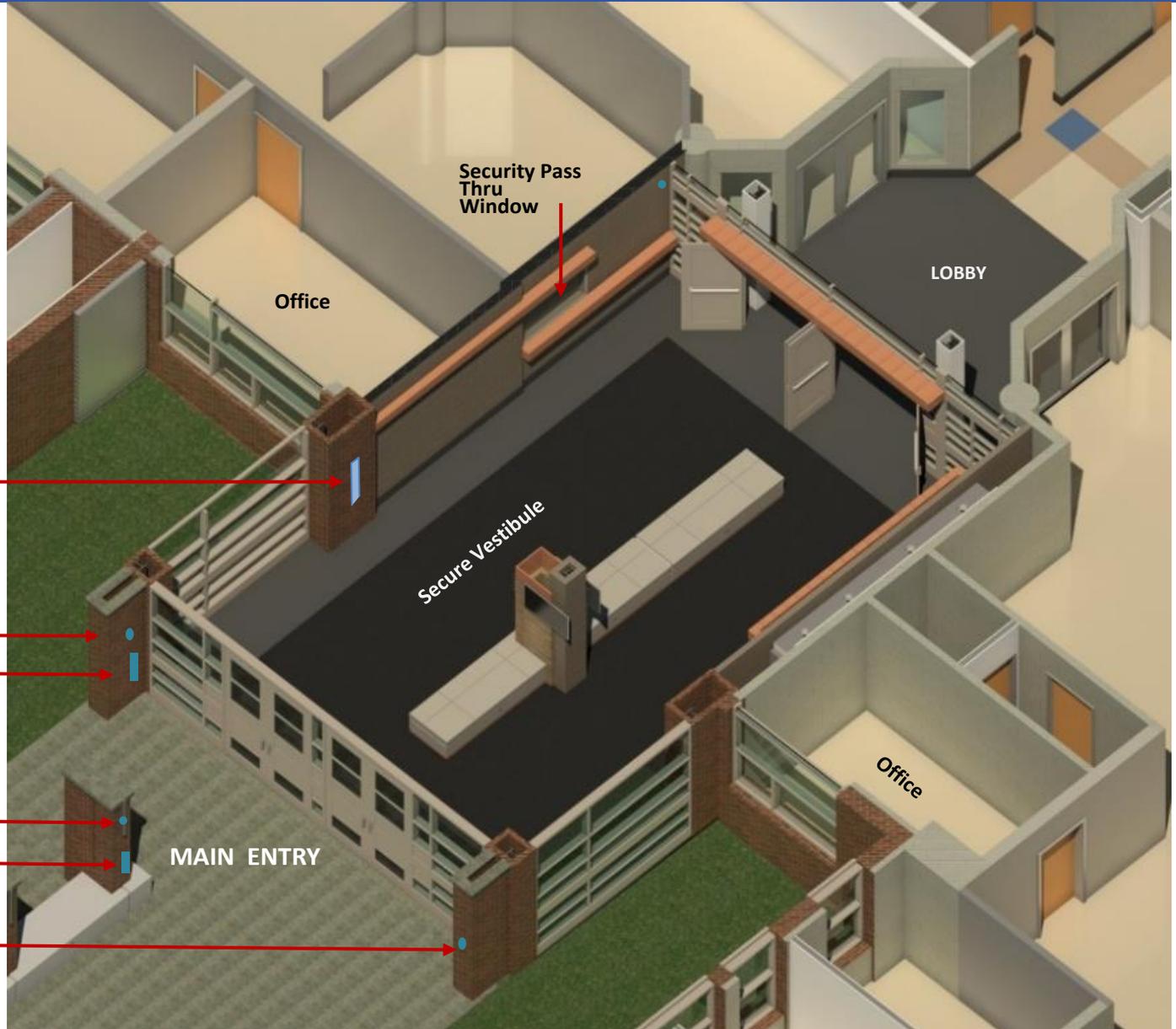
REVISED AND UPDATED TO November 19, 2015

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



Secured
Fire Alarm
Panel

Security
Camera

Knox Box

Security Camera

HC Access

MAIN ENTRY

A/V Intercom
System

Security Pass
Thru
Window

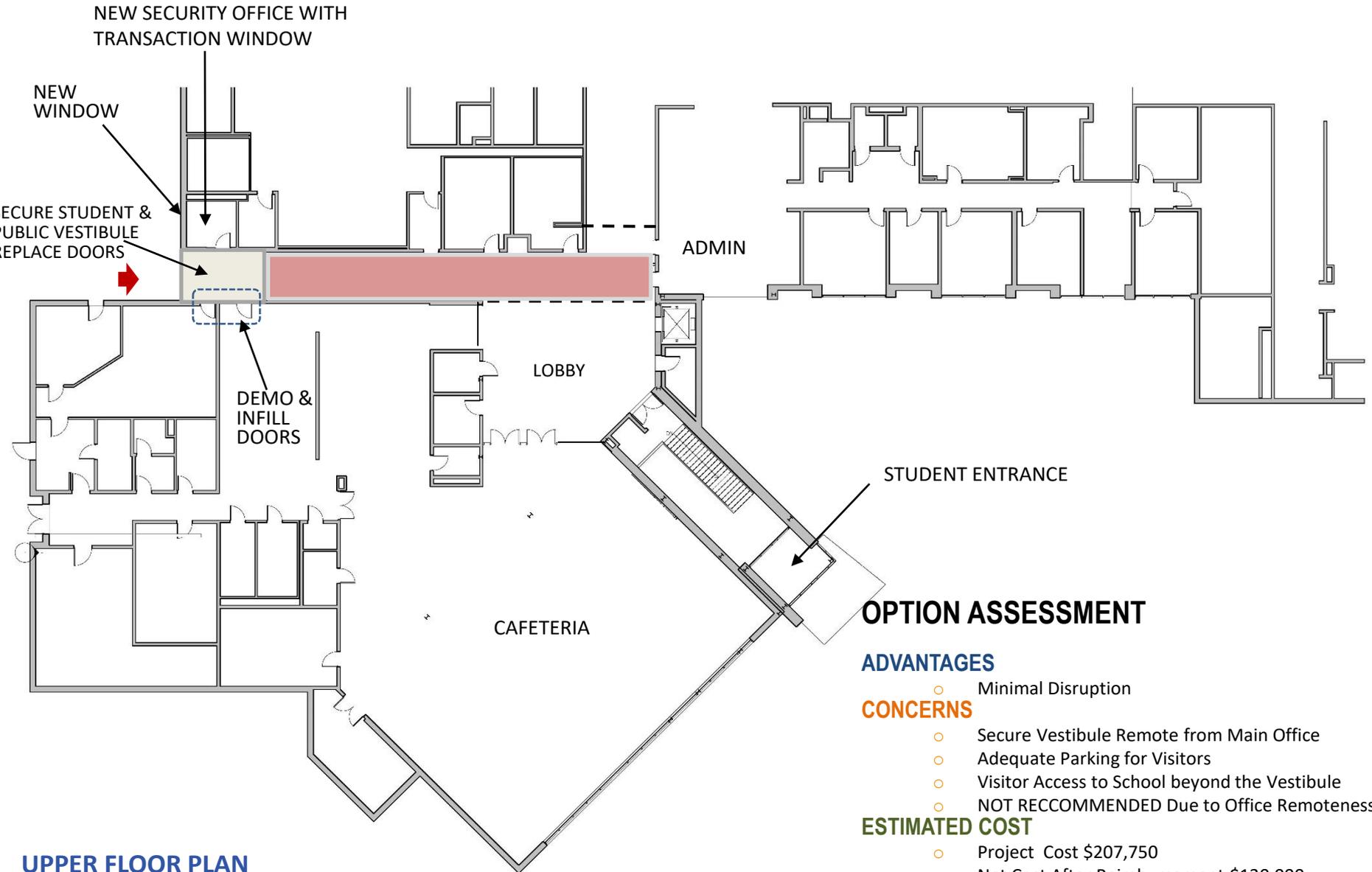
Office

LOBBY

Secure Vestibule

Office

Design Concepts – Option One



UPPER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

- Minimal Disruption

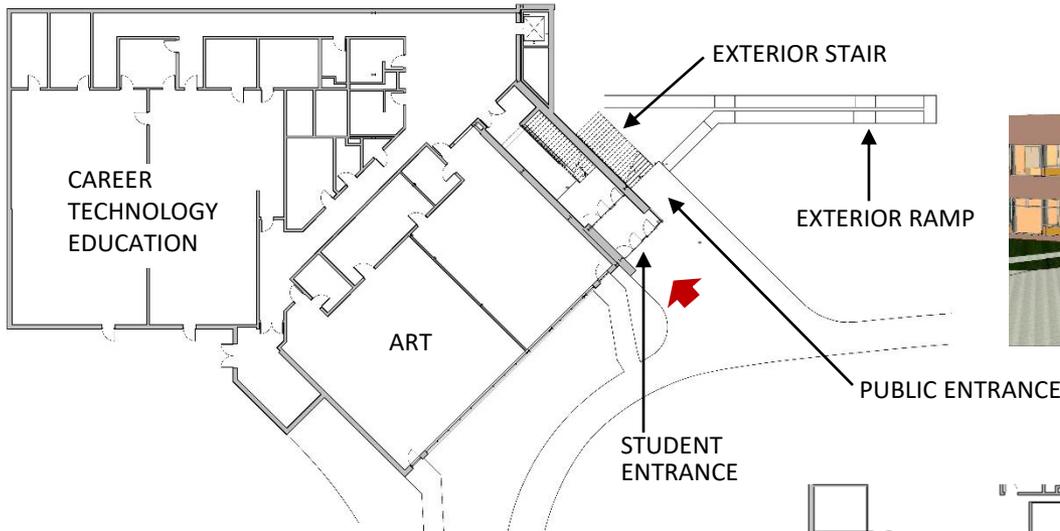
CONCERNS

- Secure Vestibule Remote from Main Office
- Adequate Parking for Visitors
- Visitor Access to School beyond the Vestibule
- NOT RECOMMENDED Due to Office Remoteness

ESTIMATED COST

- Project Cost \$207,750
- Net Cost After Reimbursement \$130,000

Design Concepts – Option Two



LOWER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

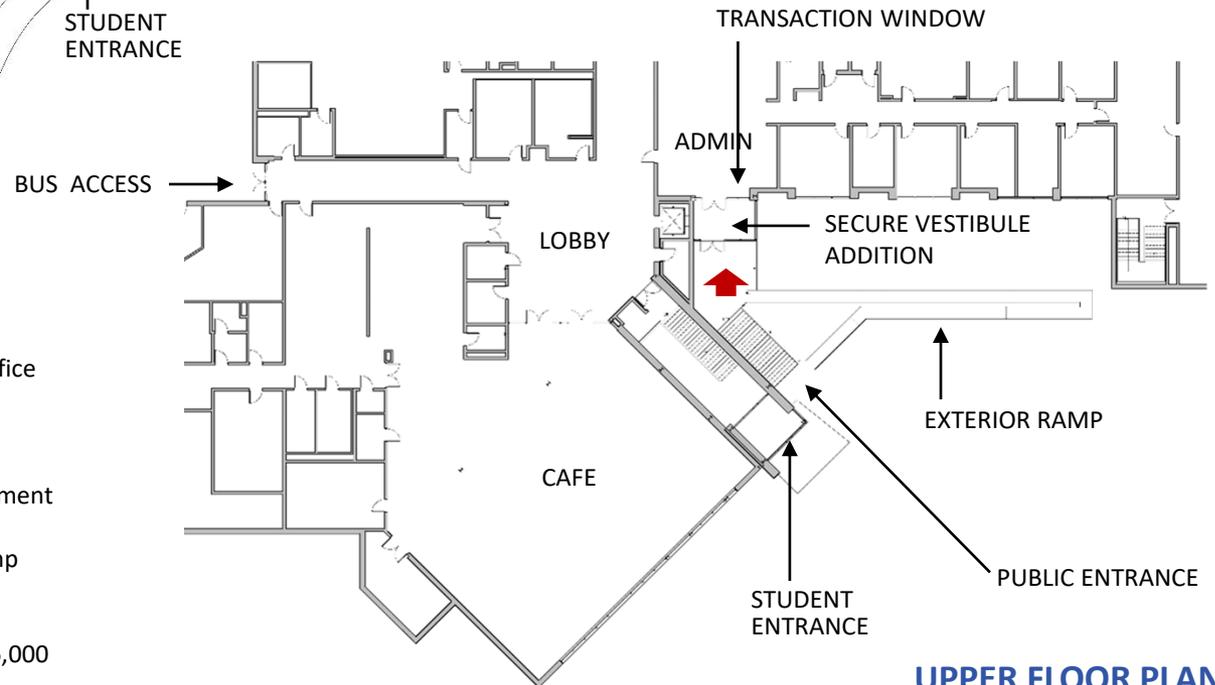
- Secure Vestibule directly to Main Office
- Sight-lines from Main Office
- Limited Disruption

CONCERNS

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

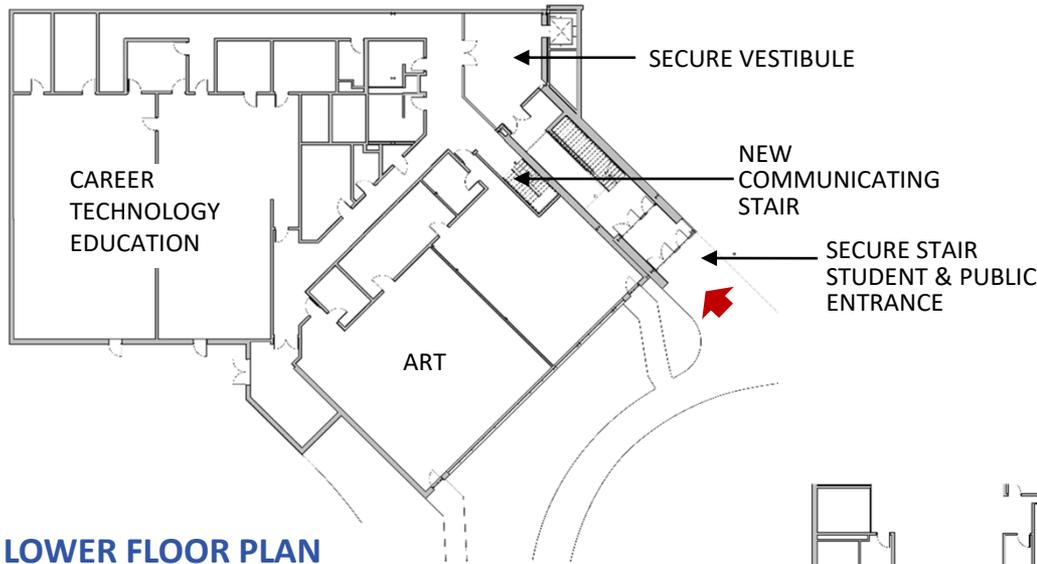
ESTIMATED COST

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



UPPER FLOOR PLAN

Design Concepts – Option Three



LOWER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

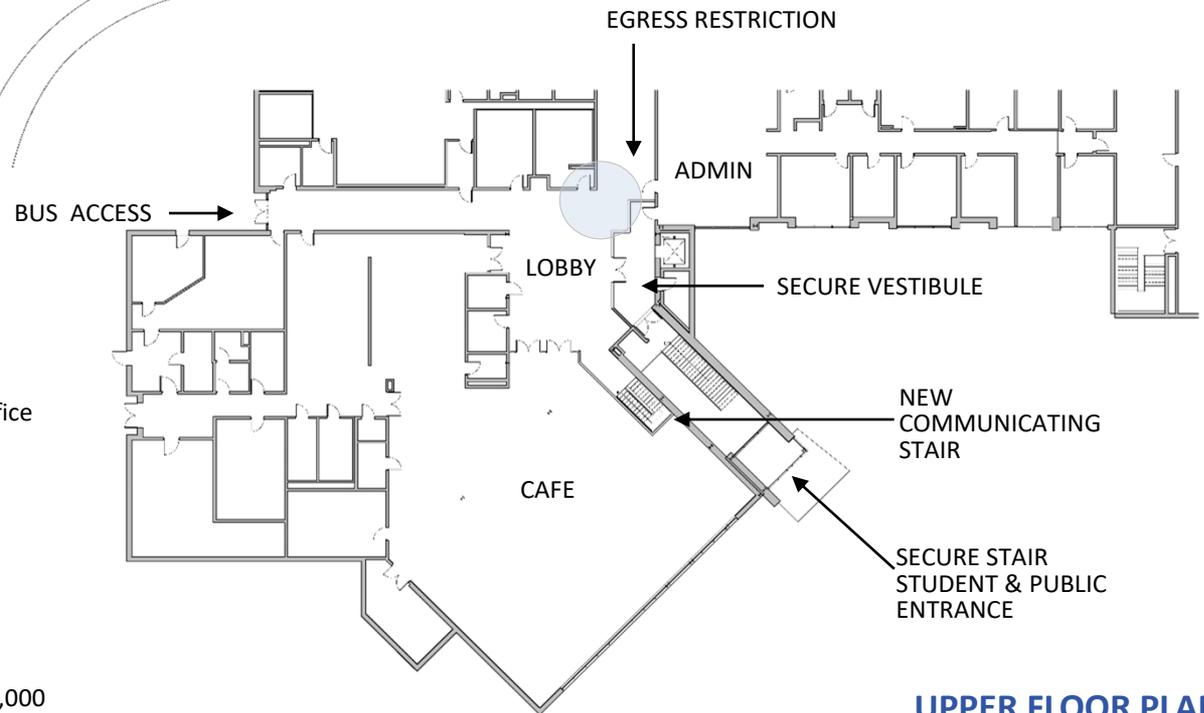
- Secure Vestibule directly to Main Office

CONCERNS

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

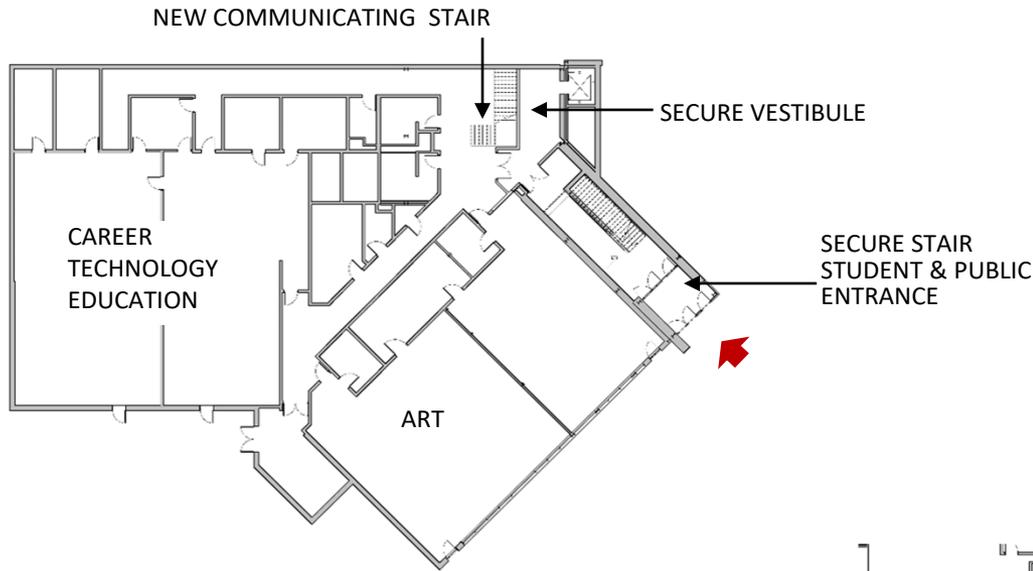
ESTIMATED COST

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



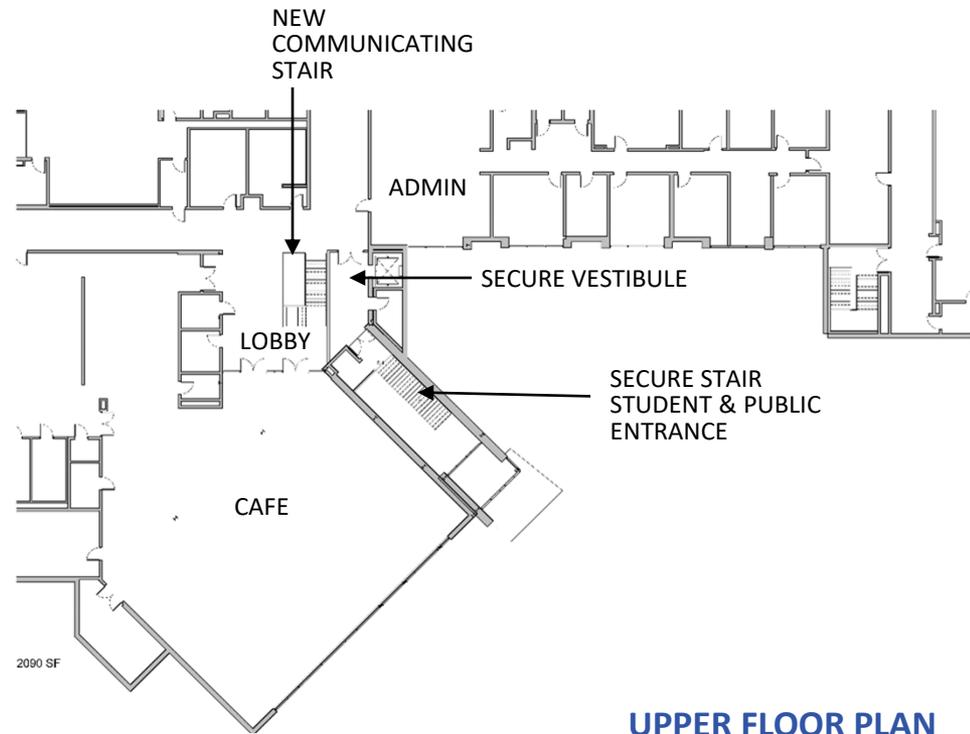
UPPER FLOOR PLAN

Design Concepts – Option Four



LOWER FLOOR PLAN

BUS ACCESS →



UPPER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

- Secure Vestibule Near Main Office

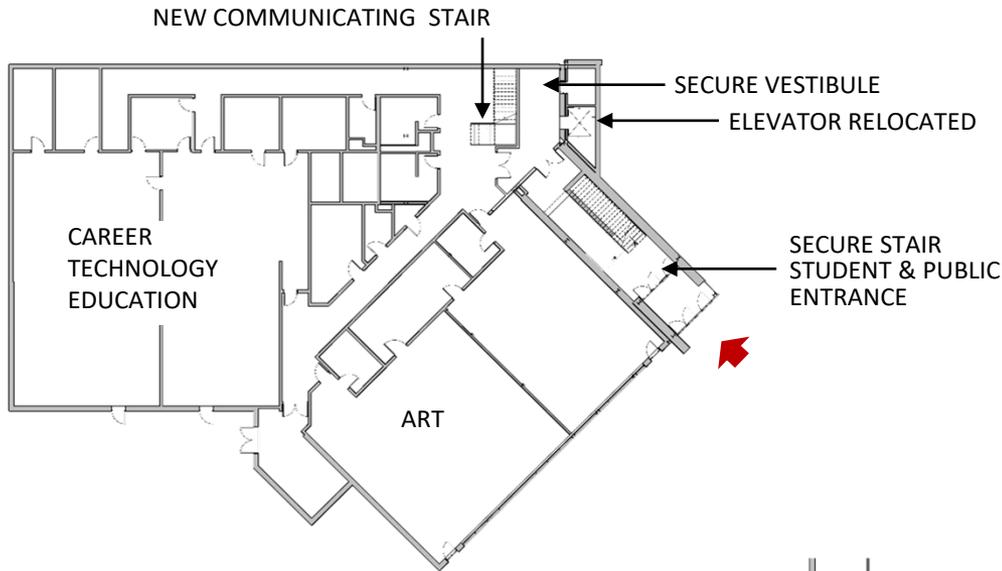
CONCERNS

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

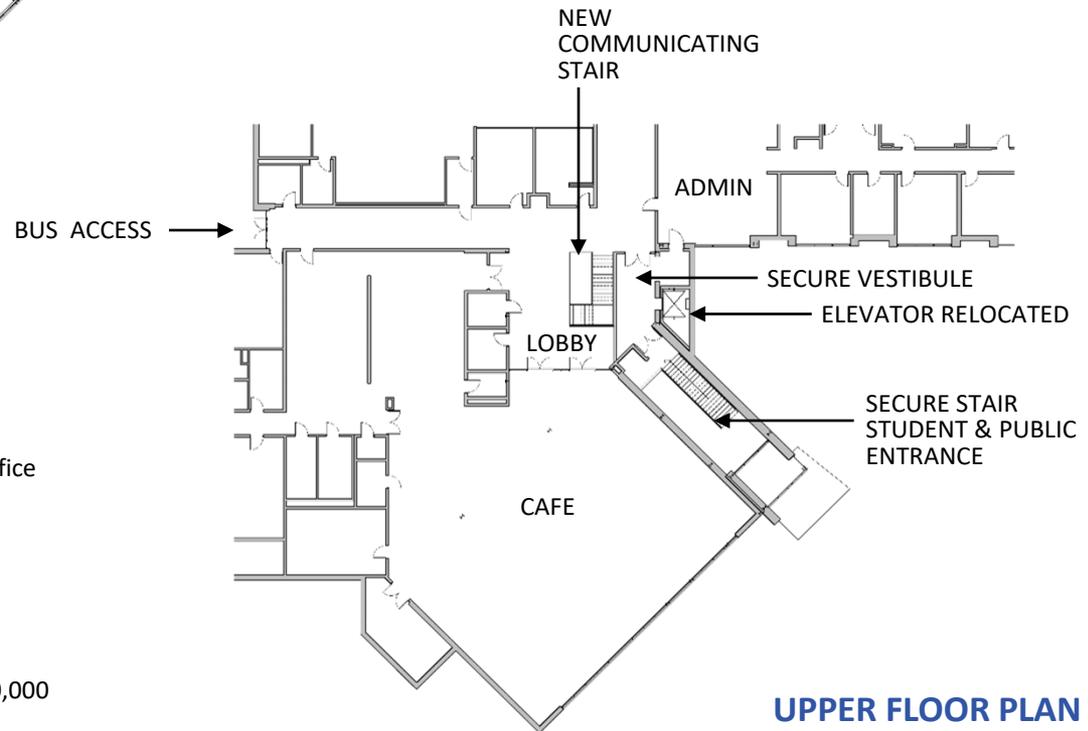
ESTIMATED COST

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

Design Concepts – Option Five



LOWER FLOOR PLAN



UPPER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

- Secure Vestibule directly to Main Office

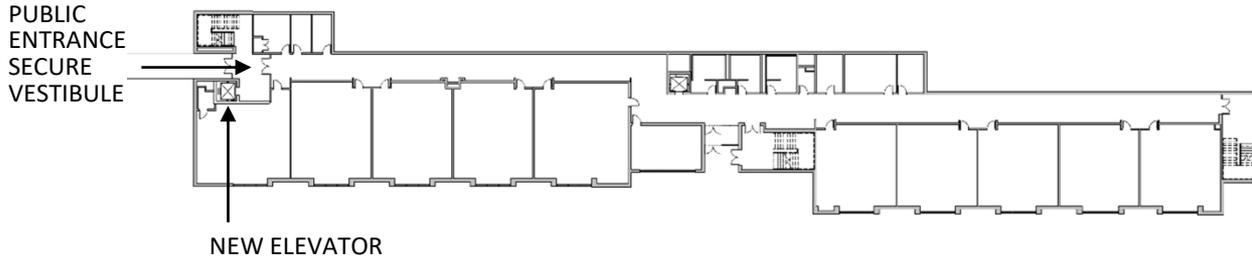
CONCERNS

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

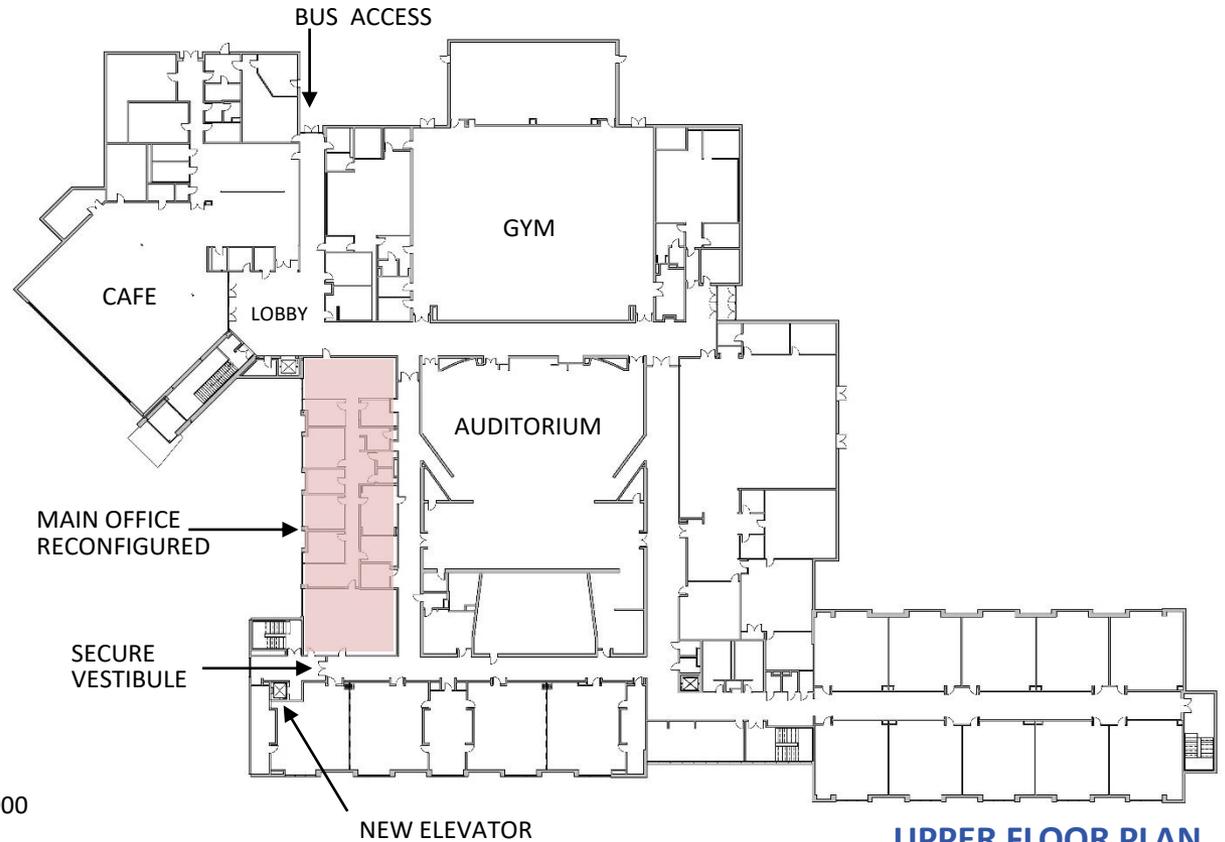
ESTIMATED COST

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

Design Concepts – Option Six



LOWER FLOOR PLAN



UPPER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

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

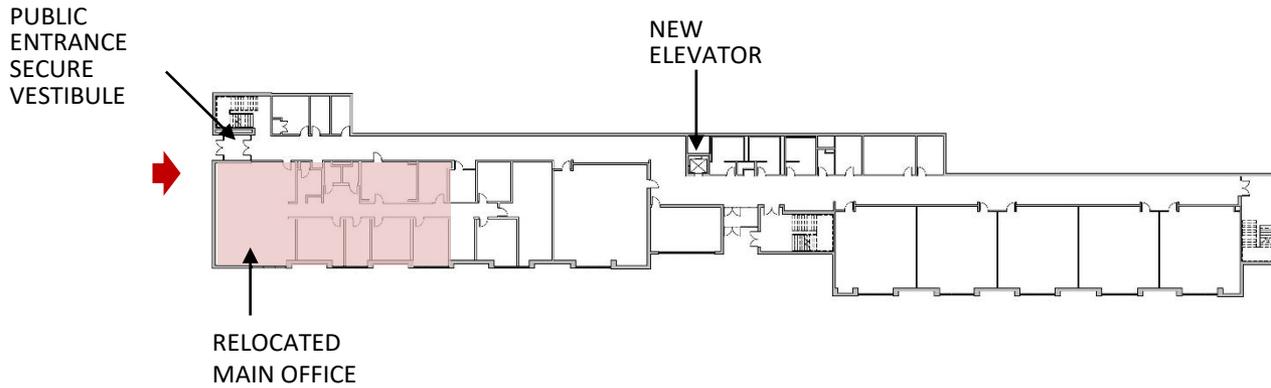
CONCERNS

- Disruption
- Reconfiguration of Main Office

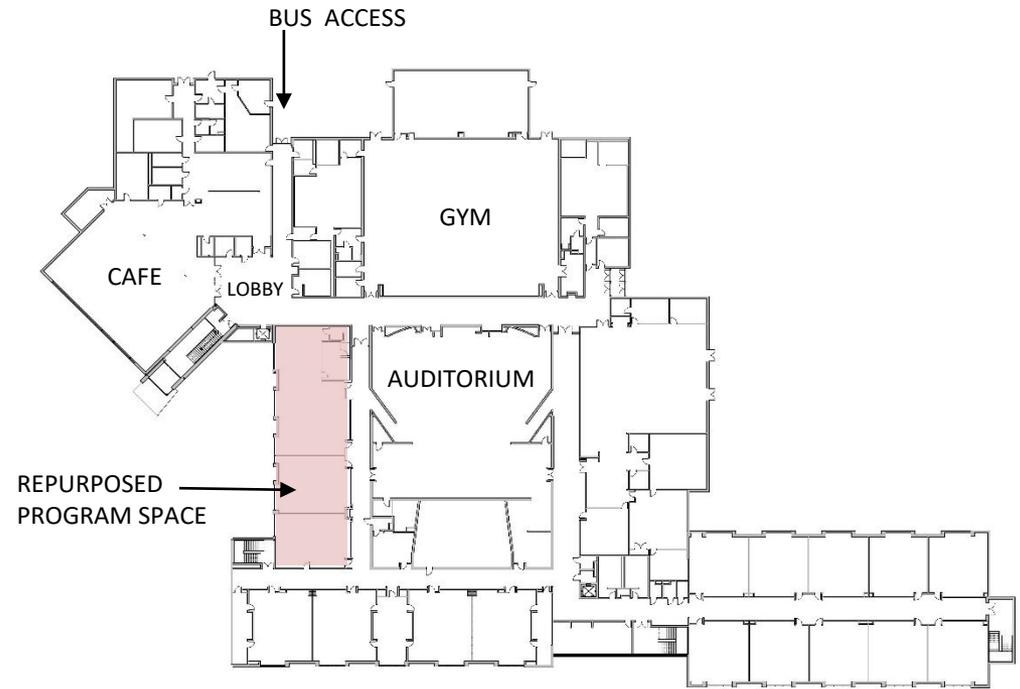
ESTIMATED COST

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

Design Concepts – Option Seven



LOWER FLOOR PLAN



UPPER FLOOR PLAN

OPTION ASSESSMENT

ADVANTAGES

- Secure Vestibule Directly to Main Office

CONCERNS

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

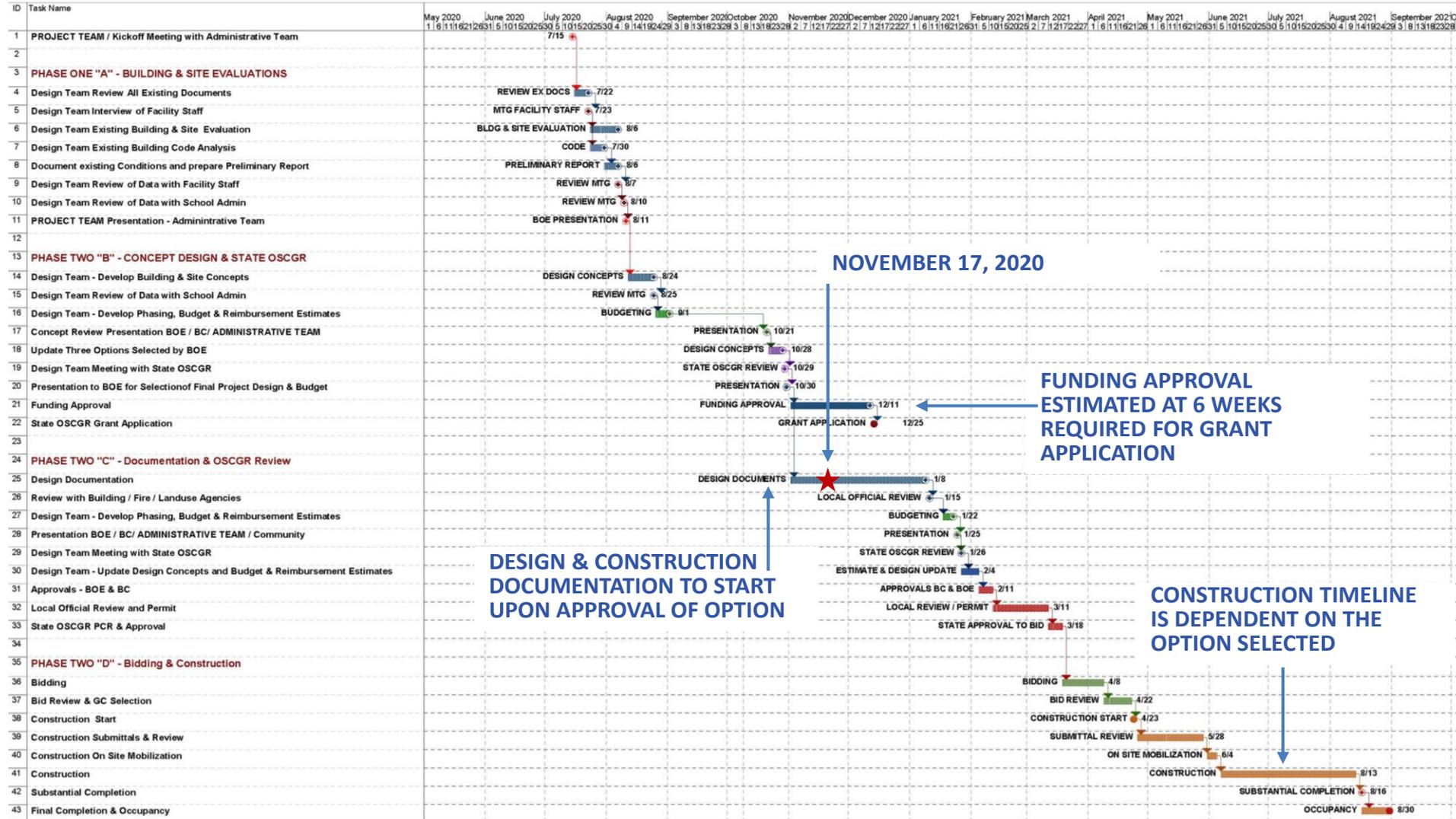
ESTIMATED COST

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

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

