

B.A. Parker Public School Replacement Project

Design Steering Committee Meeting

Convened at Geraldton Composite HS
Point to Point Videoconference with Marathon Board Office
with Teleconference access

Thursday, February 12, 2009 - 5:00 p.m.

MINUTES

BAPS Steering Committee	<i>Attendance: On-site (OS); Teleconference (TC); Videoconference (VC); Absent (A); Regrets (R)</i>										
	OS	TC	VC	A	R		OS	TC	VC	A	R
Barrett, Chantal Community Rep			X			Luomala, Al Principal (GCHS)			X		
Chiupka, Wayne Plant Manager (SGDSB)			X			MacOdrum, Kaitie Student (BAPS)			X		
Czerwinski, Vance Community Rep					X	Mannisto, Mark Board Chair (SGDSB)					X
Davis, Julie Parent Council (GCHS)			X			Pella, Patti Director (SGDSB)			X		
Davis, Kirsti Student (GCHS)			X			Penna, Linda Principal (BAPS)			X		
Davis, Patti Support Staff (GCHS)			X			Slomke, Lisa Parent Council (BAPS)			X		
Kurish, Cathy Teacher (BAPS)		X				Sutherland, Nancy Support Staff (BAPS)			X		
Lindsay, Heidi Teacher (GCHS)			X			Turner, Jim Trustee (SGDSB)			X		

1.0 Welcome

After a slight delay due to technical problems with the videoconference, Patti Pella, Director of Education, convened the meeting at 5:13 p.m. Members were present as noted above.

Wayne Chiupka, Manager of Plant welcomed the group and advised the objective for the meeting would be to review each of the drawings presented. Drawings attached were developed as a result of the input received from the design committee during the meeting held on January 13, 2009.

W. Chipuka cautioned that revised drawings have all come in with costs that are over budget. Costs noted on diagrams do not include architect fees and building permits. He reiterated that the group focus must be on finding a plan amenable to all, but also one with where budget constraints are considered.

As was agreed to after the last meeting, schematic 2R was sent back to the architect to make the revisions to drawings and compile revised costing.

W. Chiupka drew attention to Schematic 9 that was sent under separate cover from the agenda. He reported on a conversation (February 12/09) with the Architects where they advised that a variation of the Scheme 8 (included in the agenda package) was being proposed for discussion. Green colouration on the Schematic 9 outlines new construction, while the pink area is the existing area of the Geraldton Composite areas to be renovated.

2.0 Review Minutes: January 13, 2009

There were no errors or omission noted.

3.0 Documents for Information / Discussion

- 3.1 Google Map of Site 2
W. Chiupka advised the item is included for reference purposes.
- 3.2 BA Parker PS Replacement School Building Cost by Area Breakdown
W. Chiupka provided an overview of the cost by area breakdown noting the cost reflect the square footage of new construction is set at \$250 per ²foot and \$100 per ²foot for renovated space.
- 3.3 BA Parker PS and Geraldton Composite HS Plan of Survey
The plan of survey is a legal document that has been completed (\$8,000) as a requirement for a project of his scope. This is an ancillary cost to the project.
- 3.4 Geraldton Composite HS Plan
The GCHS Plan is current as at April 2006 by JML Engineering. The drawing is for reference purpose.
- 3.5 Geraldton Composite HS Extension for BA Parker PS
This drawing is a cutaway from the BA Parker PS and Geraldton Composite HS Plan of Survey that illustrates proposed configuration of new construction of BAPS onto existing GCHS as well as the proposed traffic routes and parking facilities resulting once the project is completed.
- 3.6 Scheme 8 – February 10-09
W. Chiupka advised that on February 11, architects forwarded a variation of this as Scheme 9 where renovation work in the existing GCHS remains the same at 8000 ²feet but housing of areas such as library space and administration are reversed. Further discussion on project proceeded under agenda item 3.8 – Scheme 9.
- 3.7 Preliminary Project Cost Analysis for Replacement Elementary School Building- Scheme 8
W. Chiupka explained this analysis of project cost includes budget for all ancillary costs, site development work and contingency planning cost which were illustrated in the Cost per Area breakdown included as agenda item 3.2. The total budget for project is set at \$5,912,307.00 of which \$143,000 is contingency, \$250,000 is for site development work and \$999,207 is for ancillary costs including architect and engineering fees.
- 3.8 Scheme 9 – February 12-09
W. Chiupka explained that this drawing, which was not included on the original agenda sent out on February 10. It came about because of further conversations with the Architects who developed a slight variation of Scheme 8.

4.0 Committee Discussion

- 4.1 Scheme 8
As noted above (see agenda item 3.6 and 3.8) discussion at this part focused primarily on Scheme 9. (Elec. Attch.)
- Suggestion: - bring Special Education room closer to administration area. This is feasible if Computer Room is swapped for Special Education, washrooms and storage.
 - Suggestion: - bring kitchen closer to hallways. This is feasible if staff room is swapped for the kitchen area. There was no objection to tucking the staff room away to where kitchen is currently illustrated on Scheme 9.
 - Suggestion: - there remains a need for stage area and storage of chairs for events where public congregates in gym. Concern was expressed that staging would reduce gym size which is already less than standard size, i.e., 45'x70'
 - W. Chiupka indicated that stage is not illustrated nor included on drawing as he was working under the assumption that public events for BAPS would be undertaken by using the stage area already available in the GCHS gymnasium.

As this appears to be inconsistent with steering committee expectations he will explore staging options within new BAPS gymnasium

- Suggested solution: - explore cost / feasibility of portable stage or fold up unit available on the market
- Suggestion: - regarding landscaping ...is it feasible to install rock garden at front of the building
- Fencing: - regarding boundaries...W. Chiupka suggested that once construction and yard takes physical shape, the fencing issue can be explored more thoroughly to ensure yard safety and optimum traffic flow.
- W. Chiupka indicated that GCHS welding shop is to be partitioned so that there are three rooms as well as a welding shop, i.e., welding/wood/automotive areas
- W. Chiupka noted that he will add in Art Room renovation

5.0 Next Steps

- W. Chiupka to investigate classroom furnishing costs
- W. Chiupka to provide revised project timeline i.e., school opening was projected to be September 2010. Timeline needs to incorporate later opening date given current attempts to reconcile project cost with ministry allocation. W. Chiupka advised the group that project of this type do come with caveat that construction commence within two years of grant announcement. However, he says that if the ministry is kept apprised of developments this timeline can be flexed to a degree. Key is to ensure consistent communication with ministry.
- P. Pella will continue to consult with ministry regarding consideration for increasing allocation for project given the reality that building cost in northwestern Ontario far greater than a comparable endeavour in southern Ontario.

6.0 Next Meeting Date

Tuesday, April 7, 2009 by videoconference at 5:00 p.m.

7.0 Adjournment

The meeting adjourned at 7:25 p.m.

STUDY N° 9.

GERALDTON

B.A. PARKER ELEMENTARY SCHOOL REPLACEMENT.

EMMS ARCHITECTURE 11-02-09
1" = 32'-0"

AREA. NEW

14440 WITH C

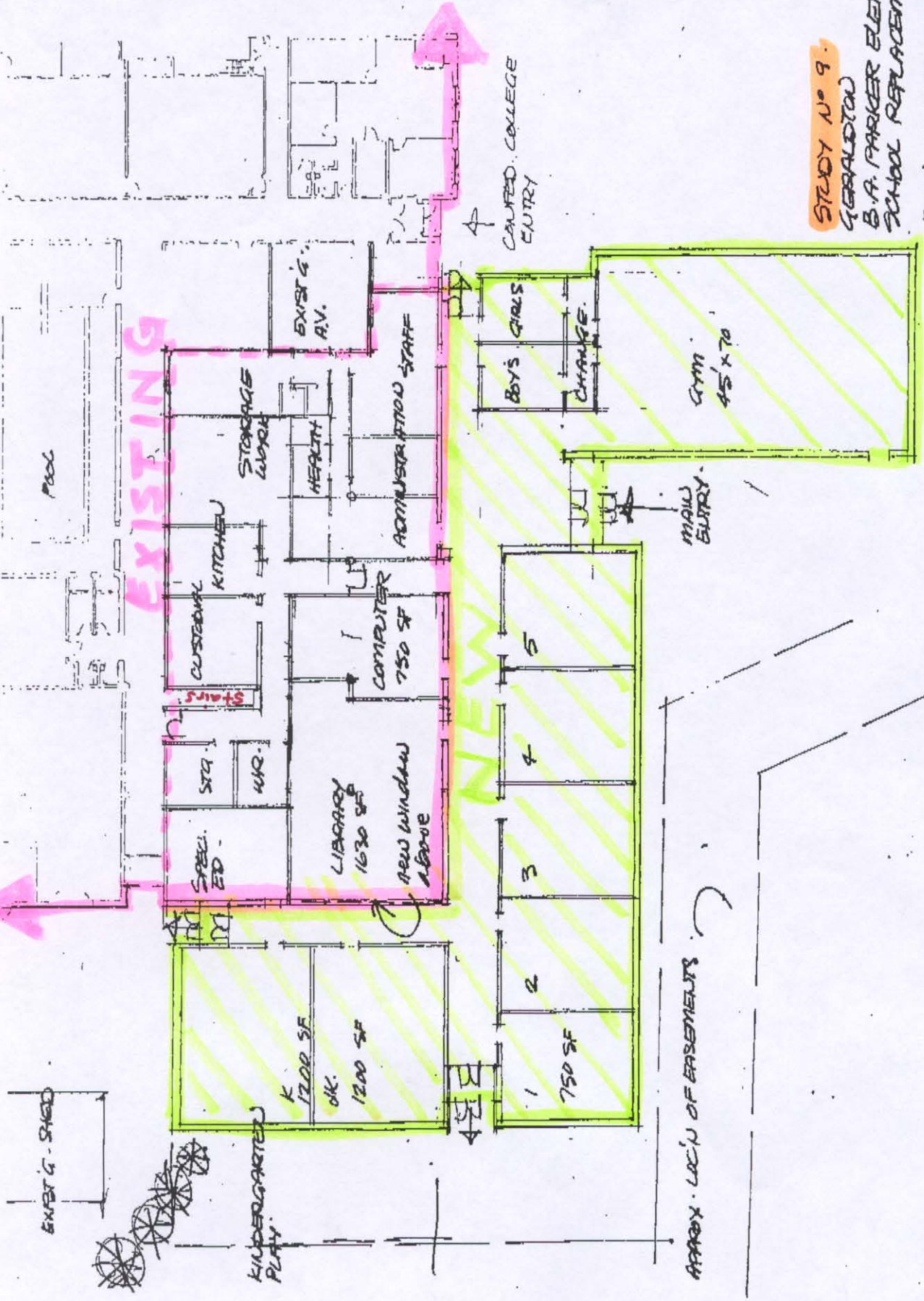
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RENO

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EXISTING

NEW



APPX. LOC'N OF EASEMENTS