

Minutes of a Meeting of

ARCHITECTURAL BOARD OF REVIEW

held January 29, 2014

Members present: Greg Ernst, Chairman
Mark Chernisky
Tom Sedlak
Paul Vincent

Also Present: John Cheatham of SAFEbuilt, Clint Keener, Superintendent, Bay Village City Schools, Michael Kotansky and Mr. Pat McGinty, ADA Architects, Architects for the Bay Schools projects, Scott Wagner, Construction Manager, Regency Construction for Bay Schools

Chairman Ernst called the meeting to order at 7:30 p.m.

Mr. Ernst called for approval of the minutes of the meeting of the Architectural Board of Review held December 18, 2013. **Motion** by Chernisky, second by Sedlak, to approve the minutes as prepared and distributed. **Roll Call Vote:** Yeas – Chernisky, Ernst, Sedlak, Vincent. Nays – None. **Motion carried 4-0.**

Bay Village Board of Education
Addition to Westerly Elementary School

Mr. Michael Kotansky, Architect for the Bay Schools, presented the plans for the Westerly Elementary School. A 4000 square foot, one story addition is being planned for the purpose of a library. Once the construction is complete, the existing library will be moved in to the new space, and the vacated library space will be used for two classrooms. Construction will be at the north end of the existing building, brick on block construction, aluminum insulated windows, sloped roof, asphalt shingles, and screening in the front and sides on the west and north sides of the building as an addition to the existing buffering. The main entrance will be off the parking lot. The addition can be used after hours as a separate building with the rest of the school closed off. The roof top equipment will be placed in a small well on the south side of the ridge. Roof top units will be used separate from the steam and hot water heat that is used for the remainder of the school. Water and sanitary lines will be extended for the rest rooms.

The entry off the driveway will be ramped up to meet the existing elevation. A turn left in the building will take the visitor into the existing school. Turning right will take the visitor into the

large media space. The space is able to be divided into two separate areas and they will use the overhead garage door effect. Two restrooms, storage, and tutoring or reading areas are provided with the addition.

Construction materials were displayed and they have attempted to match the brick to the existing building. Mr. Kotansky displayed a small band of cast stone that they plan to carry around the addition to pick up the existing sill. The existing smoke stack will be eliminated.

At the secondary entry at the original gym, which is now the cafeteria, they are adding a new entrance canopy over the main entry. Mr. Ernst asked if there is an existing canopy at that entrance. Mr. Kotansky said there is an existing flat canopy. Mr. Ernst asked if there are any other shingles on the building. Mr. Kotansky said there are no shingles. The 1992 gym has a slight slope to it, but it is still a membrane roof. The existing windows are aluminum frame. To replicate the glass block over the existing windows over the main entry at the addition and at the secondary entrance, they will use a Kalwall panel.

Mr. Sedlak asked if the glass in the new addition is all glass. Mr. Kotansky said that the only insulated or translucent panel will be the one over the entrance door; otherwise, it is all clear glass.

Mr. Ernst asked if there are any problems with the roof on the existing building. Mr. Keener stated that the roof has been replaced a section at a time, and the gym roof has been redone. Rooftop units were put up and everything was properly sealed. New boilers installed last summer have enabled the elimination of the stack.

Mr. Ernst noted that the plans presented are a vast improvement to the building.

Mr. Vincent asked where the public enters when the building is separated out for evening or after-hour events. Mr. Kotansky stated that the option will remain to enter at the main entrance. Mr. Vincent asked what that would be like during the regular school day. Mr. Keener stated that during the regular school day, students will enter the front door and when school starts that door is locked. Everyone is directed to the main entrance where there is the magnetic release and cameras. The secondary entrance is locked during the day. Mr. Keener pointed out that there will be a set of fire doors at the hallway coming in, and those doors can be locked. The new front portion can be separated off and used for events. The front portion will be air-conditioned and the rest of the building is not air-conditioned.

January 29, 2014

The height of the shrubs to be installed around the north and west of the building is 4 feet. Mr. Ernst noted that the landscaping will soften the building. Mr. Keener noted that there are a large amount of trees between the school and the home to the west. The former asphalt area in the front of the building will be removed and the addition will not extend as far as the trees. Students now play outdoors in the back of the building.

Mr. Chernisky asked for a description of the interior garage door. Mr. Kotansky stated that it is an interior garage door made for this application. It is all glass with an aluminum frame. Mr. Keener stated that they have been used by other school districts and libraries. It does stop sound. It rolls up to the top of the ceiling.

Mr. Vincent asked if there is any concern with the glass in the event of extreme weather conditions, as compared to a regular wall. Mr. Kotansky stated that there is no concern; it will be of solid construction with steel reinforcement.

Further inspection of the construction materials followed.

Entrance doors at the existing main entry will eventually be replaced with new doors.

Motion by Sedlak, second by Chernisky, that the plans for the Westerly School additions be approved as submitted.

Vote resulted: Yeas – Chernisky, Ernst, Sedlak, Vincent. Nays – None.

Motion passed 4-0.

Bay Village Board of Education
Addition to Normandy Elementary School

Mr. Kotansky stated that the Normandy project is a 6000 square foot, four classroom addition to the northeast back corner of the existing school, somewhat out of sight from the neighborhood. The existing playground will be relocated for the addition. A couple of trees may have to be removed. The smaller, more southerly playground, will remain where it is located.

A small, bare spot north of the new addition that is open to sight of the residents will be buffered by pines and spruce trees.

Mr. Ernst asked if there have been comments from the neighbors about the addition. Mr. Keener stated that when the Planning Commission held their hearing, the neighbor from the second house over and the husband and wife from the fourth house over were present. They commented regarding conditions around the site, but had good comments about the addition. They expressed favor with the move of the playground.

Mr. Ernst asked if there is a future growth plan using the property up to Douglas Road. Are you planning on continuing this with the hallway to the east if more room is needed, or is this a stop point? Mr. Keener stated that from the school perspective, this being a nine-acre site it is at the limit of the number of students that should be housed at the site. They foresee the hallway as being a terminal hallway. They like having the space at Douglas for the green space but they also contemplate at times whether they should do something for additional parking. As far as the footprint of the building, there is no indication that enrollment in the building will go up. Five hundred plus students on a nine-acre site is really the limit in Ohio school facilities. They prefer a ten acre site.

Mr. Chernisky asked if there is a reason that the last addition was modular and this addition is not modular. Mr. Keener stated that the reasons were the amount of time that construction would take and cost. The modular unit was purchased from the regular fund; this addition is being funded from the bond issuance. The \$16.8 million bond issue included these additions in the budget. The modular unit is functioning well and all four spaces will be used for regular classrooms.

Regarding the new addition, the corridor is being extended from the existing building and two classrooms will be provided to the north, one classroom to the south, and a large conference room and tutoring room will be included. The new space borders against the gymnasium which would be to the south of the addition.

The parapet will be raised to cover the rooftop equipment.

Mr. Ernst asked about the white band across the front of the building. Mr. Kotansky stated that it is a continuation of architectural stone above the windows. Mr. Sedlak asked if the white band occurs anywhere else around the building. Mr. Kotansky stated that it does not occur anywhere else around the building. Discussion followed. It was recommended that the band not be included. The canopy and the column will be the same dark bronze as the window frames. The brick to be used is considered a better match than the brick used on the west end of the building for earlier repairs.

January 29, 2014

Mr. Vincent advised that residents have complained that they feel the school property is sloped so there is more drainage going into the property of the residents on the south side of Wolf Road whose property backs up to the schools.

Mr. Keener stated that the residents visited the Planning Commission a couple of years ago when the modular project was done. The school administration has been working with the residents and this last year the schools installed a 12-inch field drain, a large French drain, and two neighbors' properties were tied into their storm drain at the Allen Building. The elevation is higher at the building, but the lowest spot in the woods where it would pool in the corner has the 12-inch drain with ditches to it. The schools are monitoring the situation and are in communication with the neighbors.

Motion by Chernisky, second by Sedlak, that the plans for the Normandy School additions be approved per the drawings submitted with the one change of the removal of the white band around the tops of the windows.

Vote resulted: Yeas – Chernisky, Ernst, Sedlak, Vincent. Nays – None.

Motion passed 4-0.

There being no further business to discuss, the meeting adjourned at 8:20 p.m.

Greg Ernst, Chairman

Joan Kemper, Secretary