2016

WORK PLAN

August	9-Aug 31-Aug	Committee Meeting A/C + Summer Use? Plan Updates Staff Meeting (Town Departments) Sustainability Workshop
September	8-Sep 8-Sep 21-Sep 27-Sep 28-Sep	DEP Scoping / Pre-Application Meeting Meet with Teachers and Admin. Committee Meeting Exterior Studies + Materials Geothermal Go-No-Go Existing Equipment and Furniture Recommendation Establish Community Outreach Committee Finalize Concept Design Neighborhood Meeting / Open House Workshop with Planning
October	5-Oct 19-Oct 25-Oct 31-Oct	Committee Meeting Budget Update JRHS Update School Board Action and Public Hearing Planning Board Presentation Meet with SFMO
November	3-Nov 16-Nov	General Election Town Council Public Hearings
December	5-Dec 7-Dec	Town Council Hearings and Council Vote Committee Meeting
2017	15-Jan	Referendum Language: Legal / Finance Community Presentations and Newspaper Articles Open Houses and Neighborhood Presentations
June May April		Ballot to Printer Absentee Ballots
= =	13-Jun	Referendum New School + JRHS Improvements

Meeting Agenda

JORDAN ACRES SCHOOL - CONCEPT

Title Facilities- School Update Meeting @ Town Hall

Date 9 August 2016 – 6:00pm

Attendees Facilities Committee, Lyndon Keck, Chad Reed, PDT Architects

Purpose • Update Committee with progress and receive feedback

Topic Notes Site 1. Discussion of Site Layout – Context of larger Parcel 2. Meeting with Planning & Fire (On going Zoning Re-write -lot coverage, footprint) Elevations / 3. Use of Materials, additional views being worked on **Exterior** Plans 4. Kitchen Meeting 5. District Storage 6. Internal / minor plan updates Geothermal 7. Will this building be used during summer? A/C Load integral Update 8. System Comparative – Baseline mechanical is radiant floor Discussion -ROI, potential paybacks - "Energy Model" 10. Efficiency Maine Incentives **LEED Strategy** 11. Review of LEED Checklist to meet "criteria", as per Town ordinance Future Meetings 12. Existing Inventory to be in August 13. Teacher Presentations and Critique

Next Meeting

Process

TBD, Third Week in September

14. DEP Scoping Meeting

Timeline / Public 15. Proposed Calendar

CC.



Action

A Policy Prescribing Green Building Standards for Municipal Buildings in the Town of Brunswick Adopted 02/07/2011

Definitions -

For purposes of this policy, a qualifying project is any new construction or major renovation project to be owned, occupied, or funded in whole or in part by the Town of Brunswick that is of 5,000 square feet in floor area or greater. A major renovation project is any renovation estimated to cost twenty-five percent or more of the insured value of the structure to be renovated. This policy indicates the policy herein.

- 1. All qualifying projects shall be designed and built to meet the minimum U.S. Green Building Council's LEED Standards; higher levels (e.g., Silver, Gold, Platinum) shall be pursued when practical. Official LEED certification of completed buildings may be requested at the discretion of the Town Council.
- 2. All qualifying projects shall achieve an EPA Energy Performance Rating that is as high as practical, with a minimum Rating of 75.
- 3. The Town Council shall publicly discuss, after appropriate public notice, any project that fails to meet the recommended standards in this policy. The discussion shall occur during planning stages of the project, and before project approval, to provide sufficient time for the public to comment on the project.
- 4. This policy shall be filed in the Town Clerk's Office, the Town Manager's Office and the Office of Planning and Development. Existing Town policies affected by this policy shall be revised to include reference to this policy, as appropriate (e.g., as a document revision or addendum), under direction of the Town Manager. Policies adopted by the Town in the future, and affected by this policy, shall likewise include reference to this policy.

This policy was end February 7, 2011.	acted by the Brunswi	ck Town Council	at their regular meeting o
Attests:	(Town	Clerk)	



LEED v4 for BD+C: Schools
Project Checklist

Preliminary Draft

Project Name: Brunswick PK-2 / Primary School Date:28jul16

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>	L		Prereq	Prereq Construction Activity Pollution Prevention	Required
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	***		Credit	Site Assessment	-
	2		Chedit	Site Development - Protect or Restore Habitat	2
	-		Credit	Open Space	-
	m		Credit	Rainwater Management	ю
		Ci	Credit	Heat Island I Reduction	2
7			Credit	Light Pollution Reduction	-
-			Credit	Site Master Plan	-
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>		Prereq	Outdoor Water Use Reduction	Required
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		2 Crodit	Cooling Tower Water Use	. ~
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>			Prereq	Fundamental Commissioning and Verification	Required
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		CN	Credit	Enhanced Commissioning	9
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-	0		Credit	Advanced Energy Metering	-
202	0		Credit	Demand Response	2
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	-		Credit	Enhanced Refrigerant Management	-
		2	2 Credit	Green Power and Carbon Offsets	c

33 30 31 TOTALS
Possible Points:
Certified: 40 to 49 points. Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

4	9	0	Mater	Materials and Resources	13
>			Prereq	Storage and Collection of Recyclables	Required
>			Prereq	Construction and Demolition Waste Management Planning	Required
O.			Credit	Building Life-Cycle Impact Reduction	40
	CA		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	1 8
	2		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	53		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	7
1	4	0	Indoor	Indoor Environmental Quality	16
>-			Prereq	Minimum Indoor Air Quality Performance	Required
>			Prereq	Environmental Tobacco Smoke Control	Required
>		ſ	Prereq	Minimum Acoustic Performance	Required
	N		Credit	Enhanced Indoor Air Quality Strategies	2
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-			Credit	Construction Indoor Air Quality Management Plan	_
64			Credit	Indoor Air Quality Assessment	2
	-		Credit	Thermal Comfort	-
-			Credit	Interior Lighting	2
			Credit	Daylight	6
-			Credit	Quality Views	-
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			Credit	Regional Priority: Specific Credit	-

Meeting Notes Summary

JORDAN ACRES SCHOOL -CONCEPT

Title Check-in Update Meeting @ Town Hall

Date 7 July 2016 – 9am

Attendees Anna Breinich - Director of Planning and Development

Jared Woolston -Town Planner
Jeff Emerson –Fire Dept.

Andrew Johnston - Stantec - Civil Engineer

Lyndon Keck, Chad Reed, PDT Architects- Notes prepared by Chad Reed, PDT Architects

Purpose

• Scheduled Meeting update for Jordan Acres

Topic Notes Action

Present Site Plan

1. Site circulation presented with two separate entries (bus and passenger vehicle) along with service entrance (kitchen) to rear off Merrymeeting.

Traffic Memo

- 2. Traffic Memo distributed to the group expressing concern with the site circulation pattern of single entry bus and car traffic off Jordan Avenue and exiting on the very narrow Charles Court (20' ROW). Typically, 40' is acceptable. This layout had all parking south of bus loop with required crossing of bus loop. Updated site plan presented with bus loop separate enter and exit onto Jordan Avenue (approx. 60' wide direct access) while parent and staff traffic only enter and exit off Charles Court. This parking layout also addresses flow around the existing Day Care facility at the western edge of the property.
- 3. An earlier traffic study concluded no traffic movement permit would be needed.

Hydrologic data and storm water

- Previous report on hydrologic information distributed.
- 5. Impervious areas coverage exceeds standard of 35% (44% as drawn). Pervious pavement being considered at parking aisles. Discussion within group lends support to include adjacent town owned parcel to bring percentage into conformance. Group would like to see more information on proposed pavement if this is pursued along with maintenance/longevity and long term costs. This is a locally funded school.

Zoning

- 6. TR-4 Re-write underway, note existing and planned footprint exceeds existing ordinance of 5,000sf.
- 7. Adjacent parcel has existing "access" across the school parcel. Also mentioned this "mobile home" is not allowed.

Timeline

- Discussion around staff review for August and Planning board workshop in September.
- 9. DEP Scoping meeting to be scheduled.
- 10. Referendum potentially slated for June of 2017 with demo underway February / March of 2018

Playfields

11. Preliminary discussions have been had regarding potential shared use at Edwards Field.



Topic Notes Action

- Fire Dept. 12. Building to be accessed from front and rear (dual approach) 2x knox boxes, sloped curb between bus and parent drop areas. Loop road to be drivable for fire vehicles, either fire access lane 20' or Emergency ___'. Sprinkler connections to be reviewed. Removable bollards to be utilized to restrict access. To be review in compliance with 2015 codes including NFPA 1
- watching widths and access to parking requirements.

 Floor Plan

 13. PK-2 grade with 660 students split into "two houses" PK to be separate as well with their own play area.
 - 14. Roofs of academic wings to be low slope and designed as PV ready.
- Site Plan 15. The is an 8" water line to the site already. Water District can supply the pressure testing data.
 - 16. Intent is to crush building onsite and use concrete / masonry as fill material under paved areas.
 - 17. Dust controls must be accounted for as on site water is not available.
 - 18. Potential for ground source closed loop geothermal system similar to Harriett Beecher Stowe.
 - 19. Fence and tree buffer to be reviewed further.
 - 20. Group highly recommends neighborhood meeting early Fall / September before Planning Board. Abutter within 200' of project are notified and Town sends out notifications. (2-weeks)
 - 21. Must meet LEED "certified" criteria.

Discussion

CC

Paul Perzanoski @ Brunswick School Department for distribution Lyndon Keck @ PDT Architects Alan Kuniholm @ PDT Architects



Meeting Notes Summary

JORDAN ACRES SCHOOL -CONCEPT

Title	Facilities Committee Meeting @ Town Hall
Date	29 June 2016 – 6:30pm
Attendees	Paul Perzanoski, Janet Connors, Corrine Perrault, Sarah Singer, Pender Makin, Brenda Clough, Rich Ellis, Scott Smith, Paul Caron, Joy Prescott Lyndon Keck, Chad Reed, PDT Architects- Notes prepared by Chad Reed, PDT Architects
Purpose	Scheduled Meeting update for Jordan Acres

Topic	Notes	Action
Opening /	Welcome to the group along with Pledge of Allegiance.	
Architects Report	 Handouts distributed (notes from past months' notes along with latest plans). Jordan Acres update on Agenda, naming of future school to be determined at later point. 	
Revolving Renovations Projects	 Update given on Revolving Renovations Projects. (8) Separate packages distributed bids received back. (5) Packages have been awarded. a. Fire Alarm b. ADA updates c. Structural upgrades at Junior HS 5. SJ Woods has had previous experience on PDT projects. 6. Electrical Systems of Maine 7. Sprinkler Systems Inc. 8. Still negotiating with regards to ventilation and Structural upgrades at Coffin. 9. Some variation allowed at each site on the individual projects. These are competent bids, however with these "summer slammers" everyone is very busy and limited time. Ideally these are bid earlier in spring while best pricing is received if typically bid in December. 10. Monies must be spent by July 31 2017, an extension or waiver may be sought on the scopes not able to be undertaken at this time, also exploring weekend and night work possibilities. 	
Handouts	 Handouts had been distributed from earlier Master Plan work benchmarking costs associated with the various options. Discussion on costing given range of options never included a "geothermal" comparative. 	
Traffic Memo	13. Traffic Memo distributed expressing concern with the site circulation pattern of single entry bus and car traffic off Jordan Avenue and exiting on the very narrow Charles Court (20' ROW). (Typically 40' is acceptable.) This layout had all parking south of bus loop with required crossing of bus loop. Updated site plan presented with separate bus loop entry and exit onto Jordan Avenue (approx. 60' wide direct access) while parent and staff traffic only enter and exit off Charles Court. This parking layout also	



Торіс	Notes	Action
	addresses flow around the existing Day Care facility at the western edge of the property. 14. An earlier traffic study concluded no traffic movement permit would be needed from MDOT.	
Site Plan and Discussion	and the same of th	
Additional Handouts	 Spreadsheet distributed showing differences between Harriet Beecher and the proposed school for major spaces. Previous meeting notes also distributed. Plumbing fixture counts distributed with breakdown of single user toilet rooms vs ganged fixtures. There is greater efficiency and savings with the Ganged toilet approach (multi user). Single user Unisex toilets are also dispersed throughout the facility. 	
Plan Updates	21. Classroom wings have been reduced with core elements / building services located within central corridor similar to Harriet Beecher.22. Square footage has been reduced with circulation reductions.	
"Centralized Plan"	23. A second floor scheme was presented showing a condensed layout over the middle section of the school. This plan negates the idea of the second floor level spaces separated into two schools within the school. This floor plate presents issues with layout and access to exterior wall for windows. There is no substantial savings to this approach.	
HBS follow up	24. During last meeting concern raised with the electrical / technology support to the current plan some lingering issues at Harriet Beecher Stowe. PDT met on site with the Electrical Engineer and Sue Woodhams with the School Dept. to review items at Harriet Beecher Stowe. The Electrical items at the teacher planning room at the second floor could be attributed to equipment and loads associated with additional items not in the original plan.	
Plan Updates	25. Additional changes to the plan include dining area and music room changes and service areas.	
	 Parking comparative with HBS (150 spaces) to Jordan Acres @ 138 spaces. HBS has additional parking based upon the larger gym and shared uses for events. Pedestrian and bicycle circulation explained with bike racks near front door. Removable bollards would be utilized for emergency access lopping around the building and access to play areas. Building Square footage has been reduced by approx 10,000sf. Fencing explained with separate fence enclosing Pre-K play area. Committee concerned with adjacent railroad to the west and keeping kids separated. Town owned land adjacent at northwest being considered for storm water strategies. 	
Plan Updates	31. The new plan utilizes alcoves for printers and copiers as well as develops	



Topic	Notes	Action
	 This plan eliminates the 2nd floor connecting corridor. Music is moved to the same level as the platform / stage to the rear. There is an operable wall (electric) to open the stage area to the music room for performances. Discussion around the wall and effect sound control. As this is not "sound proof". The walls are generally STC 55. There will also be a curtain on the gym side for use at performances. "Discovery" spaces eliminated, consider utilizing the cafeteria for more "wet" areas and flexible learning environments. Cafeteria entry / exit reconfigured to better address flow. Comments suggest moving speech closer to OT/PT for staff and coverage. Plans will be taken back to staff and admin for comments. Group has asked for more examples of the acoustic moveable walls. Kitchen has moved. District storage is not included. On second floor this layout provides equity amongst the two houses each with elevator and stairs to be self-contained. There is no connector on second floor (\$400k). Windham Primary School is similar in that the second floor of each house is accessed from each of the 3 houses therefore 3 	
	separate elevators and stair networks. Each floor of each house has Title One and Resource Rooms. Doors between classrooms provide connectivity and co teaching.	
Discussion	 42. Pre-K will likely snack in their classrooms as there are likely ½ day. 43. Plumbing fixtures, group prefers "regular" sized fixture for the early grades not the smaller fixtures. 44. Many plan refinements coming, Mechanical, electrical, structural interfaces coming. Working through the aesthetics. 45. PV has not been priced. PV systems pair nicely with Geothermal given the use of electricity for the pumps. 46. Previously at Harriet Beecher Stowe the state paid half of the costs associated with the bore field. 47. Geothermal costs had not been incorporated into estimates before as special costs were not broken out to provide relative parity amongst the options being considered. An apples to apples approach when considering options at the various sites and configurations. 48. Geothermal payback / return on investment has not yet been calculated. 49. Back in 2001 for Gorham Middle School payback was estimated at approx 18.5 years. At Harriet Beecher Stowe estimated at 8.5-9 years. The Comparison is Oil prices and anywhere from 6.5 year to 16yrs. 50. Paul Caron provided feedback on existing geothermal systems at Harriet Beecher Stowe. System works best when occupied through the year and using A/C throughout building. Tracking energy usage and data monitoring is important We have had some "soft winters" whereby it is better run with maximum load. It would have been better if pumps were on separate circuits	



Topic	Notes	-
	 Equipment replacement and maintenance also need to factored in. 51. Bore Field costs could be in the range of \$700k, while HBS was \$500k. 52. A proposed geothermal system at the new school would not necessarily be designed for 100% Coverage and likely 80-85% while a back-up boiler could be utilized for the coldest days. Instead of individual heat pump closets in classrooms like at HBS a more centralized approach could be used with fewer central heat pumps. 	
Budget		
iustainability	67. Harriett Beecher Stowe is environmentally conscious following LEED criteria and documentation. This documentation is an expensive process. 68. The planned school is well insulated with high performing systems and sustainable elements. The low sloped roofs will enhance PV opportunities. This is not a "super fancy" school.	
	 69. A web site (school department) will be set up to start showing images and plans, the power point will be sent along for inclusion. 70. Committee has asked to reach for an earlier date, there is concern with abnormal timing and advertising. 71. Committee is comfortable with what has been presented. 72. Jr. High School repairs are also to track with this referendum. Concerns that delays cost money. 73. Meetings must be set up with staff at Coffin. 74. Inventory must be taken with regards to existing furniture and equipment and evaluated for re-use. The more specific information the better. 75. Develop a time-line / calendar (PDT) 76. Gather district wide input. 77. Review furniture layouts. 	



Topic	Notes	Action
Next Meeting	TBD	

cc. Paul Perzanoski @ Brunswick School Department for distribution Lyndon Keck @ PDT Architects Alan Kunlholm @ PDT Architects



BRUNSWICK SCHOOL BOARD

Facilities and Maintenance Committee

MINUTES

June 29, 2016 6:30 p.m. Council Chambers Town Hall 85 Union Street

School Board Members Present: Joy Prescott; Brenda Clough; Janet Connors; Richard Ellis;

Corinne Perreault; Sarah Singer

School Board Members Absent: Bill Thompson; Teresa Gillis; James Grant

Staff Members Present: Paul Perzanoski, Superintendent; Pender Makin, Assistant

Superintendent; Paul Caron, Building, Grounds, and

Transportation Director; Scott Smith, Food Service Director

Guests: Lyndon Keck, PDT Architects; Dave Watson, Town Council

member; Chad Reed; members of the community and press

Call to Order/Pledge of Allegiance/Roll Call

The meeting was called to order at 6:30 p.m.

Adjustments to the Agenda

None

Update on Revolving Renovation Project - L. Keck/P. Caron

Five projects have been awarded. They have until July 31, 2017 to complete the projects. (Fire alarm at Coffin and BJHS; ADA at Coffin and BJHS; Structural upgrades at BJHS; Sprinklers at Coffin and BJHS) Structural upgrades and ventilation at Coffin are still being negotiated. May have to go out to bid again in the winter.

Update on School Board Requests Concerning the New School Building and BJHS Repair – L.Keck

- Reviewed past proposals
- New traffic plan by Gorrill Palmer (may need a legal consult)
- Square footage comparatives
- Meeting notes from May 24 meeting
- New floor plan of new school
- Referendum before June 2017? Is it possible?

BHS Track Update on Proposal - P. Caron

- Huntress \$860,000 to start.
- New proposal looks at resurfacing and repairs to jumping events for \$396,000.
- Renew options for bonding with Facilities Master Plan
- Reach out to Bowdoin
- Place on website

Discussion on Third Party Fund Raising

Table until July 13, 2016

Adjournment

The meeting adjourned at 9:05 p.m.

Paul K. Perzanoski, Secretary

Brunswick School Board