

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- <i>Notes prepared by Chad Reed, PDT Architects</i>
Purpose	<ul style="list-style-type: none"> Scheduled Meeting update for Jordan Acres

Topic	Notes	Action
Opening / Introduction	1. Welcome to the group along with Pledge of Allegiance.	
Architects Report	2. Handouts distributed (notes from past months' notes along with latest plans). 3. Jordan Acres update on Agenda, naming of future school to be determined at later point.	
Revolving Renovations Projects	4. Update given on Revolving Renovations Projects. (8) Separate packages distributed bids received back. (5) Packages have been awarded. <ul style="list-style-type: none"> 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	11. Handouts had been distributed from earlier Master Plan work benchmarking costs associated with the various options. 12. 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	

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	<p>addresses flow around the existing Day Care facility at the western edge of the property.</p> <p>14. An earlier traffic study concluded no traffic movement permit would be needed from MDOT.</p>	
Site Plan and Discussion	<p>15. Building has shifted easterly on site allowing staff parking closer to the building.</p> <p>16. Deeded access will need to be reviewed with regards to Day Care access and a mobile home that appears to have a drive on school property.</p> <p>17. Service area at rear is accessed via Merrymeeting Road.</p>	
Additional Handouts	<p>18. Spreadsheet distributed showing differences between Harriet Beecher and the proposed school for major spaces.</p> <p>19. Previous meeting notes also distributed.</p> <p>20. 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.</p>	
Plan Updates	<p>21. Classroom wings have been reduced with core elements / building services located within central corridor similar to Harriet Beecher.</p> <p>22. Square footage has been reduced with circulation reductions.</p>	
“Centralized Plan”	<p>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.</p>	
HBS follow up	<p>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.</p>	
Plan Updates	<p>25. Additional changes to the plan include dining area and music room changes and service areas.</p>	
Site Plan	<p>26. 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.</p> <p>27. 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.</p> <p>28. Building Square footage has been reduced by approx.. 10,000sf.</p> <p>29. Fencing explained with separate fence enclosing Pre-K play area. Committee concerned with adjacent railroad to the west and keeping kids separated.</p> <p>30. Town owned land adjacent at northwest being considered for storm water strategies.</p>	
Plan Updates	<p>31. The new plan utilizes alcoves for printers and copiers as well as develops space for laptop charging centers.</p>	

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	<p>32. This plan eliminates the 2nd floor connecting corridor.</p> <p>33. 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.</p> <p>34. There will also be a curtain on the gym side for use at performances.</p> <p>35. “Discovery” spaces eliminated, consider utilizing the cafeteria for more “wet” areas and flexible learning environments.</p> <p>36. Cafeteria entry / exit reconfigured to better address flow.</p> <p>37. Comments suggest moving speech closer to OT/PT for staff and coverage.</p> <p>38. Plans will be taken back to staff and admin for comments.</p> <p>39. Group has asked for more examples of the acoustic moveable walls.</p> <p>40. Kitchen has moved. District storage is not included.</p> <p>41. 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.</p>	
Discussion	<p>42. Pre-K will likely snack in their classrooms as there are likely ½ day.</p> <p>43. Plumbing fixtures, group prefers “regular” sized fixture for the early grades not the smaller fixtures.</p> <p>44. Many plan refinements coming, Mechanical, electrical, structural interfaces coming. Working through the aesthetics.</p> <p>45. PV has not been priced. PV systems pair nicely with Geothermal given the use of electricity for the pumps.</p> <p>46. Previously at Harriet Beecher Stowe the state paid half of the costs associated with the bore field.</p> <p>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.</p> <p>48. Geothermal payback / return on investment has not yet been calculated.</p> <p>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.</p> <p>50. Paul Caron provided feedback on existing geothermal systems at Harriet Beecher Stowe.</p> <ul style="list-style-type: none"> - 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 - “Controls” have been an occasional issue. - Determinations should be made if there is a need for A/C and is it better to have a centralized Heating / cooling system. - There are many variables. 	

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	<p>- Equipment replacement and maintenance also need to factored in.</p> <p>51. Bore Field costs could be in the range of \$700k, while HBS was \$500k.</p> <p>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.</p>	
Budget	<p>53. 10,000sf reduction. Independent estimates performed where costs are coming in at around \$210.05 per sf.</p> <p>54. Premiums would include inflation out 6 months.</p> <p>55. "Public Process" must be outlined and agreed to with Town Council. Set up a plan and "stick to it".</p> <p>56. PDT to develop timeline. This is less rigorous than the State DOE. However due diligence must still be accomplished.</p> <p>57. Referendum schedule does not need to be November or June, a February timetable could be explored with an alternative bond schedule.</p> <p>58. The budget shown of \$28 Million</p> <p>59. \$25.8 Million does not include Geothermal, Inflation, Playground Equipment, or Furnishings (potential re use tables desks and chairs) New furniture would be in the range of \$748k.</p> <p>60. Budget does include technology.</p> <p>61. Inventory of existing furniture should occur soon so as to have to evaluate.</p> <p>62. Question asked what else could be expected to add to budget and contingencies.</p> <p>63. In 2009 HBS bids came in extremely low (25%) due in part to the economy.</p> <p>64. PDT track record is on average 4% under estimates.</p> <p>65. Historically there have been unexpected jumps where steel prices have doubled in a six month period.</p> <p>66. Change Orders can be minimized with better pre-planning and longer QC reviews.</p>	
Sustainability	<p>67. Harriett Beecher Stowe is environmentally conscious following LEED criteria and documentation. This documentation is an expensive process.</p> <p>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.</p>	
Next Steps	<p>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.</p> <p>70. Committee has asked to reach for an earlier date, there is concern with abnormal timing and advertising.</p> <p>71. Committee is comfortable with what has been presented.</p> <p>72. Jr. High School repairs are also to track with this referendum. Concerns that delays cost money.</p> <p>73. Meetings must be set up with staff at Coffin.</p> <p>74. Inventory must be taken with regards to existing furniture and equipment and evaluated for re-use. The more specific information the better.</p> <p>75. Develop a time-line / calendar (PDT)</p> <p>76. Gather district wide input.</p> <p>77. Review furniture layouts.</p>	

Topic	Notes	Action
Next Meeting	TBD	

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