



Meeting Notes

Project: New Jordan Avenue School

Date: October 19, 2017 at 6:00 p.m. in Room 206 of Brunswick Town Hall

Attendees: Matt Pitzer and Lyndon Keck of PDT Architects
All Building Committee members present.

Purpose: Building Committee Meeting

These notes were taken by Lyndon Keck and Matt Pitzer to the best of their ability. If you find any corrections please notify PDT Architects within three (3) working days of receipt of these minutes.

Topic	Agenda/Notes	Action
	1. Meeting was opened by Chair Sarah Singer at 6:05 p.m.	
	2. The meeting minutes for October 5 th were passed out but no action was taken.	
	3. Matt Pitzer gave an update of scheduled site activities anticipated over the next four weeks. He explained that geotechnical borings had been completed on Monday, October 16 th and are awaiting a preliminary report from the geotechnical engineer.	
	4. Matt explained that next week, the week of October 23 rd , a geothermal test well is to be drilled on the northeast corner of the site. Only one well will be drilled but it will go 400'-500' deep.	
	5. The land surveyor will begin work the week of October 23 rd . They will be confirming boundary lines, topographic work, noting and tagging trees on the site and showing the extent of building construction and asphalt walks and driveways.	
	6. The architects presented updated schematic plans and noted additional teacher interviews had occurred over the last two weeks. Teachers had an opportunity to provide both PDT and Principal Steve Ciembroniewicz with feedback. So far all feedback has been positive with people appreciative of the scope of the changes to accommodate current and future programming needs.	
	7. PDT passed out a summary of post-referendum program changes which showed additional specialists spaces that need to be accommodated in the new school. These added up to 955 s.f. of space.	



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	<p>8. PDT and Principal Steve Ciembroniewicz explained they had conferred with the art teacher and only one art room would be needed. PDT explained that the art room can accommodate 35 class periods during the week. There are only 32 classrooms scheduled for art. At Harriet Beecher Stowe, there is 1-1/4 art teachers. If the same number of teachers is needed at the new elementary school, teachers can share the art studio or a second flex space has been created up on the stage with counters and sinks which could be set up as a second art room. Steve Ciembroniewicz noted this would be a full schedule for an art room to be booked for 32 classes but that the teachers felt it could work.</p>	
	<p>9. The principal and teachers appreciated the additional testing rooms and meetings rooms which can double as small group conference rooms for many of the specialists.</p>	
	<p>10. Some Committee members expressed concern about acoustics between spaces, especially in the area of the shared spaces such as cafeteria, music, stage, and art. PDT explained that most of those spaces would have concrete block walls to resist sound transmission. The doors can also have magnetic sound seals.</p>	
	<p>11. PDT explained they would also be concerned with acoustics at the behavior classroom and the Life Skills classroom. Those spaces may also be built with concrete block for acoustical separation.</p>	
	<p>12. PDT went over the proposed site plan with the alterations that had been made by the landscape architect and civil engineer. PDT noted the increased separation between the bus loop and parent drop-off loop. This separation has two small berm areas to reduce confusion about these areas are drivable and those which are not. The berms will also help channel students to the respective drop off areas and increase separation between students riding on the bus and students being picked up by parent.</p>	
	<p>13. PDT explained that the bus loop had been widened because of the School Department's transportation personnel explaining they would do two rows of buses, side by side, rather than stringing the buses out in a long, linear necklace. This is how they do the buses at Harriet Beecher Stowe. This pattern is more compact, takes up less driveway space, and keeps students more concentrated in a single loading area.</p>	
	<p>14. An abutter to the property, Lori Leader, spoke to her concerns about the site plan. Her concerns were as follows:</p> <ul style="list-style-type: none"> • She is concerned about buses idling and having fumes bother the neighbors. • She is concerned about automobiles idling with the same concerns regarding fumes. • She wants a solid fence to be built between her backyard and the school. 	



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	<ul style="list-style-type: none"> • She expressed concern that an existing low berm remain to keep school pavement water out of her backyard. • She is concerned about storm water management in general. She wants to have an opportunity to review the grading. • She expressed a concern to have a solid fence in place at the back of her property prior to demolition in hopes this would reduce dust from the demolition proceedings. <p>PDT explained the School Department follows the State of Maine's recommendations that buses should not idle while they are waiting to pick students up in the afternoon.</p> <p>There was discussion and acknowledgement that most parents turn their cars off if they are picking up students so the cars are not idling.</p> <p>PDT explained it is unusual to build a fence before demolition or early in the construction contract. Generally, PDT has the general contractor build fences after all the major grading is done so as not to disturb newly placed fencing.</p> <p>A storm water management plan will need to be filed with DEP as part of the site location permit.</p> <p>It was asked when the DEP permit will be filed. PDT stated right before Thanksgiving.</p>	
	<p>15. There were questions about the Pre-Kindergarten students and where the parents would park to drop off Pre-Kindergarten students. Superintendent Perzanoski answered that Pre-K students would be required to be bused to the school. Any parents that needed to bring or pick up a Pre-K student would have to use the parent drop-off.</p>	
	<p>16. Lori Leader explained she wanted the small berm at the back of her house to remain. She was hopeful that most of the trees would also be able to remain.</p>	
	<p>17. PDT explained there would need to be a public hearing before the DEP permit could be filed. All the adjacent neighbors would need to be invited to the public hearing to obtain information about the project and file any concerns or objections.</p>	
	<p>18. The Committee agreed to hold the public hearing on Tuesday, November 14, 2017 at the Hawthorne School at 6:30 p.m. in the School Department conference room. Paul Perzanoski requested that PDT forward a list of agenda items for the public hearing.</p>	



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	19. The Committee discussed the appointment of volunteers to serve on the subcommittees. Volunteers stepped forward for the Playground Committee, the Interior Finish Committee, the Rapid Response Construction Committee, and the Public Art Committee.	
	20. A Committee member asked if the architects had visited with the regular classroom teachers yet. PDT explained they had not but were hoping to do this over the next two weeks. PDT to coordinate with Principal Steve Ciembroniewicz. Committee members recommended staff visit Harriet Beecher Stowe to allow the staff an opportunity to look at the school's layout, materials and colors and have an opportunity to speak with Jordan Acres staff about improvements to be made at the new Jordan Acres.	
	21. It was agreed the next Building Committee meeting will be Thursday, November 2 nd at Town Hall. The location has not yet been determined.	
	22. The meeting was adjourned at 7:35 p.m. END OF MEETING NOTES	



Meeting Agenda

Project: Brunswick New Elementary School

Date: Thursday, October 19th, 2017

Attendees:

Purpose: Building Committee Meeting

Topic	Agenda/Notes	Action
	1. Review of scheduled site activates.	
	2. Architect's update on Schematic plans: <ul style="list-style-type: none">• Program update and changes.• Art room scheduling analysis.• User interviews/Plan changes	
	3. Review of schematic site plans: <ul style="list-style-type: none">• Response to abutters concerns.	
	4. Public meeting for DEP submission. <ul style="list-style-type: none">• Review requirements for timing and notifications.	
	5. Subcommittee/ working group discussion. <ul style="list-style-type: none">• Playground committee• Interior finish committee• Rapid response group (During Construction)	
	6. New business items	
	7. Next Building Committee Meeting: <ul style="list-style-type: none">• Thursday, November 2, 2017	



ARCHITECTS

10/17/2017

Summary of Programmatic Changes - Post Referendum

The following list describes the changes to program from the Referendum Plans shown to the Building Committee on 08/09/2016 based on meetings and notes with the client and users.

Space Description	No.	SF	Total SF
Behavioral Bathroom	1	80	80
Behavior Strategist	1	200	200
Interventionist	1	225	225
Social Worker	1	150	150
Testing Rooms	1	80	80
Quiet Room	1	70	70
Custodial Office	1	150	150
		Total	+ 955