



Project: New Jordan Avenue School

Date: February 8, 2018 at 6:00 p.m.

Attendees: Lyndon Keck\* of PDT Architects, Paul Perzanoski, Sarah Singer, Mark Wetli, Steve Walker, Elizabeth Sokoloff, Jeannie Doughty, Arthur Pierce and Corrie Perrault

Purpose: Building Committee Meeting

These notes were taken by Lyndon Keck of his 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. The meeting was called to order at 6:07 p.m. by the Chair.	
	2. The minutes from the January 11, 2018 meeting were approved unanimously.	
	3. Lyndon gave an update on the DEP status. The DEP permit is still being reviewed, to date there have been no issues or problems raised concerning the permit.	
	4. Planning Board Update: PDT submitted to the planning staff on Tuesday, February 6 <sup>th</sup> for a meeting to be on Tuesday, February 27, 2018 at 7:00 p.m. in the Council Chambers.	
	5. There will be a staff review meeting, attended by PDT, their consultants and representatives from the City of Brunswick departments, on February 14 <sup>th</sup> at 10:00 a.m. All building committee members are welcome to attend.	
	<p>6. Update on meetings with abutters. It was explained that on three occasions PDT attempted to meet with abutters. The first meeting on January 4<sup>th</sup> was cancelled due to a snowstorm. The second meeting on January 23<sup>rd</sup> was only attended by the Bozemans, who run the Little Sprouts Daycare at the end of Charles Court.</p> <p>The Bozemans were very supportive of the project. PDT told the Bozemans the front chain link fence will be moved back onto their property line by the project. The Bozemans agreed to build a new driveway for their two employees if the project would supply a driveway gate on the north side of the daycare building. It was explained the project would also pay for a paved apron leading to the fence and property line. The actual construction of the driveway is the responsibility of the Bozemans.</p>	

Topic	Agenda/Notes	Action
	<p>7. Two abutters on the north property line had forwarded emails to the town planner which were forwarded to PDT.</p> <p>Lyndon also spoke with the abutter at 104 Merrymeeting Road. That abutter, John Fischer, said he definitely did not want a 6' high opaque stockade fence. He preferred the existing vegetation, perhaps supplemented with some new vegetation, as enough of a screen border with the school.</p> <p>PDT was also in receipt of an email from David Bourque at 7 Justamere Road who said the existing chain link fence is fine but had concerns about two grapevines currently using the fence for support.</p> <p>Abutters will have an opportunity to speak publicly at the Planning Board meeting if they had concerns. PDT may also try to call people directly to see if they have any preference regarding fencing or concerns related to the project.</p>	
	<p>8. A question was about where various kinds of fencing would be located on the borders of the project. PDT has a slide that has been submitted to the Planning Board showing where new stockade fencing would be located, new chain link fencing, and existing chain link fencing. Lyndon talked about the borders on all four sides of the site.</p>	
	<p>9. A question was asked where the fence was going to be placed on the east side of the site. PDT was proposing a new 4' chain link fence that was colored blue which went from 15 Justamere Road to 7 Justamere Road. It then went diagonally across the top slope of the hill to the backyards of properties along Minat Avenue. The fence would go behind the existing hill and stand of trees and reach the backyards of houses along Jordan Avenue.</p>	
	<p>10. There was a question about where gates would be along the north and east border. There will be a pedestrian gate in the northeast corner to serve the pedestrian path to Minat Avenue. There will be a double gate or rolling gate at the end of Merrymeeting Road for service trucks. The existing pedestrian gate that allows access to the walking trails on the four-acre parcel will be kept.</p>	
	<p>11. It was explained the existing 4' high chain link fence will be extended along the west boundary until it reaches the northern side of the Bozeman property.</p>	
	<p>12. Lyndon reiterated again that the project has always carried a 6' high stockade fence along the nine property abutters that live on Jordan Avenue who will be most affected by the bus loop and parent drop-off loop.</p>	
	<p>13. The meeting was opened for public comment. No one from the public chose to speak.</p>	
	<p>14. Lyndon gave an update on hazardous material removal. The consultant, Woodard &amp; Curran, had completed testing and sent samples off to the lab to determine concentrations and removal requirements. It was unknown at this</p>	

Topic	Agenda/Notes	Action
	<p>time if Woodard &amp; Curran would be approved to do a “performance based” methodology or if they would need to file to get an approved EPA cleanup plan. PDT expects to know more at the next monthly meeting.</p>	
	<p>15. Lyndon showed updated overall floor plans for the first and second floors. He explained very few changes had occurred in the plan.</p>	
	<p>16. Exterior material studies were shown that included a front face rendering where no changes had been made. It was explained that the red brick field would have banded courses of a slightly warmer gray brick. There would be a band of precast stone at the windowsills and window head heights.</p> <p>Views were shown of the west elevation with the courtyard between the cafeteria and library. Three different types of panelized siding were shown. The first is a tight ribbed, relatively neutral metal siding that runs across the top of the window and between the windows on the second floor. The second is vertical panels with an abstract pattern, presently shown as a series of neutral grays. This panel is used at the cafeteria and three ends of the building. The third is a green colored panel at the top of the gymnasium on four sides.</p>	
	<p>17. Wall sections were shown where brick and precast stone sill and metal panel where shown in more detail. An Option “A” and Option “B” were shown. PDT will bring actual samples to future meetings for the Committee’s review and approval.</p>	
	<p>18. The Committee had extended discussion and debrief of their four school tours to Portland, Durham, and Falmouth. Committee members that went on the tour each talked about their significant findings which included the following:</p> <ul style="list-style-type: none"> <li>• A review and recommendation for lockers for grades 1 and 2.</li> <li>• Staying with the cubbies for Pre-K and Kindergarten.</li> <li>• Creative use of tack board for classroom displays and ownership at entrances to classrooms.</li> <li>• Teachers discussions about voice amplifications systems in the classrooms.</li> <li>• More extensive use of handwashing stations, especially at the cafeterias.</li> <li>• A preference for no doors on the gang toilets rooms in the classroom areas.</li> <li>• A question about the long-term usefulness of computer rooms, especially with libraries.</li> </ul>	
	<ul style="list-style-type: none"> <li>• A request for a few dramatic light fixtures, such as seen at Ocean Avenue School.</li> <li>• An area for lost and found and clothes storage.</li> <li>• Notes on preferences for synthetic sports surface gym floor as opposed to hardwood floors.</li> <li>• A preference for the Ocean Avenue School where the interiors were “theme” organized.</li> </ul>	

Topic	Agenda/Notes	Action
	<ul style="list-style-type: none"> <li>• A preference for the Ocean Avenue gym design. Note that the Falmouth Elementary School small gym seemed sparse and not very lively.</li> <li>• Committee likes their new building organization and liked the simplicity and scale</li> <li>• The Committee felt pleased with their new building organization and the simplicity and scale.</li> <li>• Committee members prefer toilet partitions which went lower to the floor to allow for more privacy.</li> <li>• Committee members liked the entrance to the Durham Elementary School library.</li> <li>• The Durham library was very warm and friendly.</li> <li>• Ocean Avenue School had the nicest library.</li> <li>• There was a comment that glass walls, which were seen at Thomas College, allowed students to write on the glass with dry erase markers. Would this be a possibility to consider at this project?</li> <li>• The visiting team preferred the plastic composite lockers at Ocean Avenue School as being much quieter. Ariana has located the locker manufacturer and has checked the prices.</li> </ul>	
	<p>19. Plans were shown of the revised Kindergarten rooms and the current layout for 1<sup>st</sup> and 2<sup>nd</sup> grade classrooms.</p>	
	<p>20. It was noted that all the classrooms are going to have solid vinyl or linoleum flooring with loose laid carpet tile rugs that are 8' x 12' or 10' x 12'.</p>	
	<p>21. The Behavior and FLS classrooms were shown. Lyndon talked about the door to the outside from the Life Skills room and the three toilets which serve those rooms. Lyndon mentioned Ariana has worked closely with the teachers responsible for both rooms. It was also noted the construction for those rooms would probably be concrete block for sound attenuation purposes.</p>	
	<p>22. A Committee member asked about glass and if there could be glass in the upper halves of the walls for the library or Special Education rooms. It was explained we were intending to have transom glass in the library wall common with the corridor but it would be more difficult at the two Special Education rooms because of possible sound transmission.</p>	
	<p>23. Revised library plan was shown. There was discussion about the hard floor surface area south of the library. There was discussion about rethinking the computer lab and labeling it as a flex room as an acknowledgement that it may not always be a computer lab.</p>	
	<p>24. Discussion at the library included transom windows along the corridor, floor materials, and the possibility for differing ceiling heights. There was also discussion of having large, sliding barn doors at two areas at the library to help with sound acoustics.</p>	

Topic	Agenda/Notes	Action
	25. The gymnasium plan was shown. A single toilet had been added with a small office. There is now one large storage room off the gym.	
	26. Slides were shown of lockers at Falmouth, East End and Ocean Avenue Schools. There was discussion by Committee members about the advantages and disadvantages of various ways to handle lockers.	
	27. Two slides were shown from the Interior Subcommittee meeting that was done by Ariana. She developed concepts around forests and meadows. One scheme had layers of a forest which went from the ground layer to the field to the shrub and canopy. The other concept was deciduous and conifer forests which included acorns, fruit, meadow, deciduous, and conifer themes.	
	28. Committee members noted they like the notion that color graphics and wayfinding elements would be thematically organized and not be random or abstract. They encouraged the Subcommittee to continue with the concept of thematic organization.	
	29. There was a brief presentation by the Interiors Subcommittee. They reinforced decisions made regarding flooring, lockers, cubbies, and thematic design concept. Elizabeth is the vice chair. The next committee meeting will be March 5, 2018 at the Superintendent's Office at 5:00 p.m.	
	30. Jeannie made a brief presentation of the Playground Subcommittee's work. They met earlier in the evening with Josh Tompkins, landscape architect, and were starting to lay the groundwork for developing RFP's and design concept for the various playgrounds. Their next meeting will be on March 8 <sup>th</sup> at 5:00 p.m., one hour before the Building Committee meeting.	
	31. The Chair introduced two new members of the Building Committee. She explained there were subcommittees they could volunteer to serve on. Presently the subcommittees include the Interiors Materials Subcommittee, Playground Subcommittee and Pubic Art Subcommittee.	
	32. Sarah noted that a grant would be written for a 2' x 4', 50-gallon salt water tank to be donated to the school.	
	33. There was a suggestion for "slate" on the walls for the kids to write on.	
	34. The next Building Committee meeting will be Thursday. March 8, 2018 at 6:00 p.m.	
	35. The meeting was adjourned at 7:45 p.m.	
<b>END OF MEETING NOTES</b>		