



Meeting Notes

Project: New Jordan Avenue School

Date: November 16, 2017

Attendees: Matt Pitzer and Lyndon Keck of PDT Architects
See Attached Sign-In Sheet

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 at 6:03 p.m. by Bill Thompson, Assistant Chair of the Building Committee.	
	2. Steve Ciembroniewicz requested the minutes from October 19 th be corrected to state that a single art teacher could be booked for 30 classes but that would be a full schedule. Minutes of the previous meeting were approved by acclimation.	
	3. Matt Pitzer gave an update of recent site activities which included work by the geotechnical engineers, the test well prepared by the geothermal engineers, and the status of a topographic and boundary survey.	
	4. The building has now been completed emptied by the School Department and Town of Brunswick. Hazardous material surveys can begin.	
	<p>5. PDT explained the preliminary results from the test well for the geothermal ground heat exchanger showed there was a great deal of sand overburden on the site that was as much as 130' deep. Underneath the overburden was a layer of fractured rock, which was prone to collapses during drilling this could be as deep as 150'. Final granite bedrock was much deeper than was found at Harriet Beecher Stowe. PDT said the deeper distance to bedrock would result in providing permanent steel sleeves at each bore field which would likely increase the cost of the geothermal by an estimated \$70,000-\$100,000.</p> <p>PDT explained the were going to do some research on air to air heat exchangers like what had been used at the Friends School in Cumberland which had been visited by several Facility Subcommittee members two years earlier. PDT expected to present more information on their cost analysis for ground geothermal versus air to air heat pumps at the next two meeting.</p>	



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	<p>6. A comment was made by the Assistant Chair reminding the Committee that the School Board had carried a limited amount of money for the geothermal system. A previous energy analysis had been prepared showing the difference between natural gas usage with limited air conditioning versus the geothermal system.</p>	
	<p>7. PDT presented a request for approval for hiring a hazardous material consultant to prepare a report regarding asbestos and PCB's at the Jordan Acres School. PDT recommended the firm AQM out of Lewiston whose price was in line with PDT's original estimate. They had also previously done work at Coffin Elementary School and Brunswick Jr. High School and had provided the lowest bid proposal for those to projects.</p>	
	<p>8. Questions were asked about AQM and their proposal.</p>	
	<p>9. A motion was made by Councilor Walker and seconded by Elizabeth Sokoloff. There was unanimous support for the motion to proceed with AQM.</p>	
	<p>10. There was a question about timing for demolition of Jordan Acres. The answer was that PDT is hoping to start the demolition immediately after receiving the DEP permit which, hopefully, will be in March or April.</p> <p>PDT also needs the local Brunswick Planning Board approval before demolition can begin. PDT is hopeful to do work in the springtime when it is relatively cool and wet to keep the dust down from the demolition.</p>	
	<p>11. PDT updated the Building Committee on the public hearing that is required before the DEP submission. PDT thanked the public, as well as the Building Committee that took the time to attend the DEP hearing.</p>	
	<p>12. PDT showed the latest floor plans. They explained there really had been little to no changes made to the floor plans. Principal Steve Ciembronieicz said that there had been good meetings all around with the staff. All the staff seem to be on board and ready to go with the floor plan as presented. Steve said that PDT still needed to get more feedback from Harriet Beecher Stowe second grade teachers but that meeting is scheduled to happen soon.</p>	
	<p>13. PDT shared that the teachers want cubbies in the classrooms and not lockers in the hallways. This is primarily because of the age group of PK-2. Teachers prefer to watch the students as they put on and take off outside clothing. There is less confusion if transitioning is done in the classroom rather than in the hallway.</p>	



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	<p>14. PDT asked for an approval of the Schematic Design so we could move forward with Design Development. There was consensus approval from the Building Committee. Matt showed PowerPoint renderings of the exterior of the building which showed more brick at the front entry piers, as well as a curved trellis which transitions to a rain canopy front entrance.</p>	
	<p>15. Committee member Mark Wethli acknowledged he really liked the direction of the exterior design.</p>	
	<p>16. A question was asked about truck access off Justamere on the site plan. It was clarified there would be relatively few large trucks, it would mostly be small service box vans making deliveries for the kitchen.</p> <p>There was also discussion of a utility right-of-way parcel owned by the Town on the northeast corner of the site that leads to Minat Avenue and the surrounding neighborhood.</p>	
	<p>17. Planning board sketch plan submission will be in mid December.</p>	
	<p>18. There was a brief discussion of working Subcommittees. The Playground Committee was discussed. It was recommended by PDT that the Playground Committee be convened sooner rather than later so they can agree with PDT's approach before PDT presents to the Planning Board for final approval.</p>	
	<p>19. A question was asked about the naming process of the school. Assistant Chair Bill Thompson noted that he and Sara Singer would review the process and discuss with the process with school board and report back to the committee.</p>	
	<p>20. The next committee meeting was scheduled for 11/30 at Hawthorne at 6:00 pm.</p>	
	<p>21. The meeting was adjourned at 6:49_p.m.</p> <p style="text-align: center;">END OF MEETING NOTES</p>	