

Facilities Master Plan 2011-2014

October 22, 2014

October 2011

- Harriman and Associates was hired to complete Phase I.
- The goal was to provide an assessment of the existing facilities to guide future renovations, additions, reconfigurations and maintenance of all facilities.

June 2012

- Phase I Final Report was completed.
- The School Board voted on June 7, 2012 to close Jordan Acres, expand Coffin School and renovate Brunswick Junior High School.
- The vote was 6 - 2

The Closure of Jordan Acres School involved:

- A 1995 Harriman report stated that moisture has penetrated the masonry and mortar.
- Possible causes include:
 - Inadequate vapor barrier on the interior
 - The perimeter roof flashing failed allowing water to seep down the wall
 - The block is very porous and absorbs a lot of moisture
 - There is inadequate weep holes to allow the moisture to escape

The Closure of Jordan Acres School involved:

- An evaluation of the rafters and roof structure by Lincoln/Haney Engineering Associates January 19, 2012
- Report states “The manner in which the rafter split immediately raised our suspicions that the split was caused by high shear stress in the wood at the end of the rafter.
- Our calculations found that the bolted connections, specifically the locations of the bolts, caused a reduction in the shear capacity of the rafter such that the original design snow load would have significantly overstressed the wood.

The Closure of Jordan Acres School involved:

- Consequently, it is our opinion that the split was the result of an inadequately designed connection not an exceptionally high snow load or an individual rafter with imperfections.
- We have estimated that it will cost nearly \$600,000 to correct all of the structural problems.”

Currently

- Portland Design Team (PDT) estimated that it would take \$4 million just to open the doors in its current condition.
- This is due to the need for a new sprinkler and fire alarm system as well as a new boiler.

Currently

- A reduction in revenue in 2011 required that we reduce the workforce. The following positions would be necessary to add if the school reopened.

1	Principal	135,100	
1	Nurse	93,863	
1	Librarian	78,161	
1	Administrative Secretary	74,565	
1	Ed Tech Secretary	62,516	
1	Head Custodian	77,065	
2	Custodian	142,972	
1	Food Service Manager	38,575	
2	Food Service Workers	69,806	
		772,623	Total

Figures include salary and benefits.

August 2012

- PDT Architects was hired to complete Phase II of the Facilities Master Plan Study. Phase II has five parts.
 1. Analytical Review of the sites and buildings.
 2. Develop detailed program requirements for space needs, furnishings and equipment.
 3. Develop floor plan designs.
 4. Develop new site plan drawings that resolve site inadequacies.
 5. Develop cost estimates reflecting the facility analysis and building diagrams.

Since October 2012

- Since October 3, 2012 between Facilities Committee Meetings, Special Meetings and workshops the School Board has held 20 meetings on the Facilities Master Plan.

September 2014

- On September 24, 2012 PDT presented the latest information on options for renovations and/or a new building. Included was a timeline for an application process with the state.

Timeline

- This timeline at its best estimates that it will be 2 years before the state calls for applications again. If all the work and state decision went without a hitch it would be 8 years before any new school opened.

Timeline

- Realistically we may not be selected in the first round which would push out the possibility for a new school to 2024 or beyond. Our current Kindergarten students will be in high school by that time.

Community

- Through this process we have had feedback from the community. We have not seen an outpouring of support to build a new school with local funds.

Coffin and Brunswick Junior High

- The PDT report of September 24, 2014 says that we have no life left in Coffin Elementary School and Brunswick Junior High School. Based on the information we have, the administration recommends the follow actions:

Administration Recommendations

- Develop a plan to apply for the next round of state school constructions projects.
- Develop a plan in collaboration with the town for the placement of students should they need to be moved for any length of time.
- Develop a plan to gain support and approval on a bond to renovate the current schools.
- Develop a plan to address the vacant Jordan Acres Building.
- Develop a long range maintenance plan that Paul Caron has discussed and will again this evening.

Facilities Budget Plan

Funding Basic Repairs

The Good, The Bad & The Ugly I

- I would like to share my thoughts on facilities needs and where to go from here. How are we going to get started with this significant “catch up” project without losing sight of the High School and HBS?
- The high school is at the point of renewables replacement, floors, ceilings, finishes, boilers, equipment, site work such as the entrance ways, pavers, paint finishes, concrete finishes. We actually replace sections of the sprinkler system annually.
- HBS should be all set for a few years but their maintenance costs will slowly increase as their needs put stress on the building. Some of the low bid building items have already begun failing, windows, access controls, security cameras, flag pole, electrified door hinges etc...

The Good, The Bad & The Ugly II

- Coffin School and the Junior High have a lot of catching up to do.
 - Life safety systems are minimal and in need of replacements.
 - Even the most recently updated areas of this school are in need of updates.
 - Some floors are pitching down more than 6 inches.
 - If these schools stay where they are we need to go back to looking at the bus garage.
- Hawthorne Building needs to have a future plan. Buildings can only last so long.
- If we don't build a new school what are we going to do?

3 Pronged Approach Step #1

- Budget \$500,000.00 per year to maintain BHS and HBS.
 - 2% of combined replacement costs, \$38,000,000.00 = \$760,000.00
 - HBS
 - Cosmetic maintenance
 - Town concession stand (sports field)?
 - BHS projects in need
 - 2nd egress road
 - Track resurfacing
 - Sprinkler system replacement needed

3 Pronged Approach Step #2

- For the JH and Coffin, budget \$1,000,000.00 per year to begin a balanced approach of hitting the high priority life safety needs, ADA needs as well as cosmetic concerns.
 - Sprinkler systems
 - Fire alarm system
 - Roofing structural measures
 - Playground (Coffin)
 - Intrusion system
 - Asbestos abatements
 - Ceilings installed/replaced
 - Restroom renovations
 - Security measures
 - ***Portables***
 - Site work
 - Sewer system replacement
 - Blocking of "extra doors."
 - Window replacements
 - Flooring replacements
 - Roofing replacements
 - Server closet (not in front of electrical panels)
 - Underground heating lines
 - ADA measures
 - Clock system
 - PA system
 - Electrical distribution upgrades
 - Complete masonry pointing and sealing
 - Ropes course
 - Then we can start thinking of learning spaces!!!!

3 Pronged Approach Step #3

- Budget for a \$1,000,000.00 nest egg so that we better prepared to address the future needs of building a new school.
 - In doing so we are doing our part to be responsible and understanding of the town's tax burden.
 - Keeping our fingers crossed for a new school in 2025 is not an acceptable approach for a business plan. We need to have a plan.

Closing Thoughts

- Last year's budget discussion, concerns for spending money that would be wasted with a major renovation kept being raised. Here we are, less than a year later and we have shifted into a whole new direction. It is looking as though these major renovations are now, at a minimum, a decade away. I must reiterate that we cannot sit on our hands as we talk maybes. These buildings need attention now so we need to look at addressing the concerns.