

Meeting Notes
BRUNSWICK SCHOOL DISTRICT

Description	Meeting with School Board
Date	March 6, 2013 at Coffin Elementary School
Attendees	<u>PDT</u> : Lyndon Keck, Tracie Reed
Purpose	Tours of Coffin Elementary School, Brunswick Junior High School, District Bus Garage, and general discussion concerning Brunswick Junior High School and Coffin Elementary School concept plans

TOPIC	COMMENTS
Tours	1. Lyndon provided a tour of Coffin Elementary School, Brunswick Junior High School and the District's bus garage for members of the School Board and public. Along the tour he noted particular areas of concern within the buildings and highlighted areas within the buildings where PDT is recommending major work take place.
General	2. Since the previous meeting Lyndon and civil engineer William Hoffman from Deluca Hoffman Associates met regarding the Columbia Street site. Lyndon noted that a DEP permit will be required for the site due to the new impervious surfaces that will be added. He estimated the permit will cost approximately \$100,000.
Bus Garage	3. Recently, Craig Worth, Paul Caron, Lyndon and Will Hoffman toured five buildings on the former Brunswick Navel Air Station that have potential to serve as a bus garage for the district. The buildings are part of a parcel of land that the Midcoast Regional Redevelopment Authority (MRRA) was gifted by the federal government with the stipulation that the parcels cannot be sold. The buildings, across from the airport, are slated for demolition. They are currently unconditioned and have been stripped of mechanical equipment. The value of the structures, over building a new building, is in their structure and foundations as they are in very poor condition. Two buildings show potential for renovation as a bus garage, facilities offices and storage. Lyndon noted that in order to provide a detailed cost comparison to options previously presented to the board, additional investigation would need to occur. He recommended that before the board commits to this work the administration should investigate the terms and length of a lease the district would be able to secure. 4. A community member asked whether relocating the bus garage would increase fueling costs for the district and whether or not this has been explored. Lyndon noted that because the buses travel to all areas of the district it is not a major issue because regardless of where the buses are located some buses will have to travel further than others along their route.
Site Concepts	5. Lyndon presented the site plan to members of the community. It is unchanged from the version presented previously. Several parents expressed concern about parking capacity and flow through the site for parent pick-up and drop-off. A parent noted that she felt that the traffic pattern currently at Harriet Beecher Stowe (HBS) did not work well for either parent pick-up or drop-off. School board members noted that pick-up is the most difficult time to plan for since all parents arrive at once. A school board member noted that the priority at the site is for bused students since the district provides busing for all students who live more than a mile from campus, and driving students to school is a choice. Lyndon noted that wide sidewalks were being provided from Barrows Street, and from Crimmons Field into the site to accommodate parents walking their children to school or bikers. A community member asked if adequate parking was being provided at the site and a school board member noted that regardless of how many parking spots are provided it is unlikely that there will ever 'be enough' parking to please everyone. It was noted, that parking sufficient for staff and visitors is being provided in the new site plan.
School Concepts	6. Following the tour, community members and school board members both expressed concern over the windowless classrooms on the first floor of the JHS. It was expressed that providing daylighting via skylights and transparency to the corridors would help these spaces feel more

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	<p>inviting.</p> <p>7. A member of the IT staff expressed concern that only one computer lab is present in the new JHS concept, located on the first floor, apart from the library where it currently resides. Community members expressed concern that fewer computer classrooms are being provided and the existing lab in the library is being moved. Principal Wallace noted that because all seventh and eight graders currently have laptop computers and with the availability of laptop carts to bring computers into classrooms makes having multiple physical labs unnecessary. He also noted that while there is currently a physical adjacency between the library and the computer lab that there is not a programmatic one. PDT noted that in the proposed plan the new computer lab and tech. space is located in the 6th grade wing, since they are the only grade without personal laptop computers. Within the library, he hopes that technology will become more integrated within the library which is why it isn't shown in a separate room.</p>
Other	<p>8. A community member asked for clarification regarding how items discussed at the meeting will be addressed. Lyndon noted that PDT takes notes at the meetings and presents them to the board. Depending on the item the board may take action to address a specific issue, etc.</p> <p>9. A community member asked if the Junior High School was in danger of being shut down like the Jordan Acres School was suddenly. Lyndon explained that what happened at Jordan Acres was very rare and he did not see any reason why that would happen at either school.</p> <p>10. A community member asked how the two schools stack up to other schools in the state that are on the major capital improvement list. Lyndon noted that there are unfortunately many schools on the list in need of major refurbishment or replacement and there has not been much movement on the list due to the difficult economic times.</p> <p>11. A community member asked whether or not the new school embodies the latest thinking regarding pedagogy – are we building a school for tomorrow or to meet the instructional needs today? Lyndon noted that there are many different theories concerning educational pedagogy. The team met with both teachers and administrators at both schools to discuss how they would like to teach in their schools and the team has done its best to accommodate their needs within the existing framework of the buildings. An example of this is the multi-purpose room in the Junior High School which was a room that all the teachers agreed was of value as a presentation or break out space for the school.</p> <p>12. There was discussion regarding the condition of the Junior High School school and its many hodgepoded additions and renovations. The board asked what the cost would be for a new Junior High School? Lyndon noted that he has not run the numbers for a new Junior High School, but can. Off the top of his head he guessed it would be probably \$40 million.</p>
Cost Estimating	<p>13. Lyndon presented cost estimating information to the board including costs for doing light renovations or major renovations on Coffin Elementary, the Junior High. He also included additional cost estimates for the bus garage, site work and "energy code" upgrades at both Coffin and the Junior High School. A community member noted that the difference between building a new elementary school on the Coffin site is approximately \$4.5 million different than renovating the existing school. She asked for clarification on the expected design life of the two. Lyndon noted that a major renovation of Coffin would likely prolong its life by another 25-30 years whereas a new school would be designed for forty years.</p> <p>14. The board also asked for a cost for a new Junior High School, which might make use of the two story wing at the existing school.</p> <p>15. A community member asked how students would be taught during the renovation. Superintendent Perzanoski noted that it would be the district's responsibility to determine the best way to run the schools during the construction period, which Lyndon estimated would be 18-22 months on Coffin Elementary and 14-18 months at the Junior High School. Superintendent Perzanoski said there are many scenarios that would be explored and the issue is one that many districts in the state have and are currently dealing with.</p> <p>16. A committee member asked for clarification into whether or not the new school figure at Jordan Acres included demolition of the existing schools. Lyndon verified that it did.</p>



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	<p>17. Lyndon noted that he does not feel the 'light touch' renovation figures are viable options for the schools considering their conditions but they were presented to the board for comparison purposes. He also noted that the cost for fully sprinkling both buildings was not included in his 'light touch' estimate. However, this would still be required in the case of a renovation – so that would need to be added to the estimate.</p> <p>18. He noted that the estimates for Coffin Elementary include removal of all portables and accommodation of programs currently housed within the portables within the main building.</p>
Next Steps	<p>19. The board asked the community members present if they found the workshop helpful and it was generally agreed that it was very helpful so the board said it would plan to host another work session with members of the community.</p> <p>20. The board would also like to see a cost estimate for constructing a new Junior High School and additions to replace all portions except the 1983 wing.</p> <p>21. The committee asked for a cost/benefits analysis of building a new school versus renovating the exiting schools, including an analysis of potential energy savings in building a new school.</p>

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