

Meeting Notes
BRUNSWICK SCHOOL DISTRICT

Description	Meeting with School Board
Date	January 30, 2013 at Main Street Station
Attendees	<u>PDT</u> : Lyndon Keck, Tracie Reed
Purpose	General discussion concerning Brunswick Junior High School and Coffin Elementary School concept site planning, building

TOPIC	COMMENTS
General	<ol style="list-style-type: none"> Lyndon noted that PDT had recently met with teachers at Brunswick Junior High School and Coffin Elementary School to solicit their feedback on the plans. The plans presented to the board have been reworked to address their feedback.
Bus Garage	<ol style="list-style-type: none"> Lyndon presented site plan concepts for the Brunswick Business Park and Times Record bus garage sites and introduced a new site, the Crooker Parcel off Route 1 at Bath Road. He presented a matrix comparing the site development costs for the three sites. Lyndon noted that the Crooker site only allows 20% impervious coverage so the site is larger than the previous sites which allow greater percentages of impervious surface. Site development costs are also greater because a retention pond will need to be constructed to manage runoff on the site. Lyndon noted there were four houses that would have views of the site. A board member asked about the advantages/disadvantages of the sites from a maintenance standpoint. Lyndon said he did not feel there were any between the sites. He also noted that the only site that is not in an impaired water area is the Industrial Park site, which was taken into consideration in the site development cost estimates. Superintendent Perzanoski noted that he had heard from Steve Levesque that two buildings at the Brunswick Navel Air Station would be available for lease to the district, buildings 252 and 225. The board moved to have PDT, Deluca-Hoffman and the school department visit the buildings and explore the possibility of this site. Lyndon also presented a concept for the bus garage with three bays, including one drive-through wash bay, room for parts, district storage, and the transportation, grounds and bus drivers. The building is 8,400 square feet.
Site Concepts	<ol style="list-style-type: none"> An updated site concept was developed, based on Site D. It features 207 daytime parking spaces, room for 21 buses and three athletic buses at the Junior High School. A board member asked where accessible parking spaces would be and Lyndon noted they would be primarily along the center circulation spine, with additional spaces in the main parking area. A board member asked why there were some parallel bus parking spots near the entrance. Lyndon noted that these would be used during drop-off when the buses do not all arrive at the same time. They would also be used for handicap buses. The spaces also allow the creation of some green buffer spaces breaking up the large parking lot and permits a sidewalk to be built leading from the large parking lot to the Coffin School. A board member asked about the view off of Columbia Street. Lyndon noted that the setback does allow a buffer of trees but that the parking lot is both larger and closer than it currently is now, in adding space for the buses and expanded staff parking. Along Barrow Street the building comes within 30'-0" of the sidewalk at its narrowest point. Lyndon noted that the one-story scheme would be more welcoming to neighbors than a two story scheme because it is closer to the height of the buildings across the street. Lyndon noted that the sidewalks from Crimmons field and Barrow street are 10'-0" wide and the sidewalk along the drop-off area is also enlarged. A committee member asked how wide the sidewalks are at Harriet Beecher Stowe. Lyndon said PDT would look this up and report back to

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	<p>the board.</p> <p>11. Lyndon noted that landscaping is included in the budget but is not represented on the concept drawings at this point.</p>
Coffin	<p>12. In early January PDT met again with teachers at both schools. Teachers overwhelmingly were in favor of the one story option, shown, which is being further developed. The main concerns they had were in regards to travel time between spaces which they felt were addressed. Lyndon noted that PDT would be preparing a perspective rendering of the Barrow Street side of the building.</p> <p>13. Lyndon noted that the addition will respect the materials and massing of the existing school building with its low, sloped roofs, brick and high north windows.</p> <p>14. A board member asked whether the school would be air conditioned. Lyndon noted that spaces that are used year-round will have AC such as the administrative offices, library and computer rooms.</p> <p>15. Several board members expressed concern about the width of Coffin's existing hallways and whether or not they would be crowded faced with the additional capacity of the school. Lyndon noted that generally, since elementary students do not change classes during each period, hallway traffic is generally quite controlled and quiet.</p> <p>16. Lyndon noted that the office recently met with the State Fire Marshall to update him on both projects.</p> <p>17. A board member expressed concern, again, about birds in the courtyards of both schools.</p> <p>18. A board member asked whether or not the exterior doors to the classrooms were to remain and Lyndon noted they were being removed for maintenance and security reasons. Doors are being added between classrooms to enable teachers to 'cover' for one another during cases where they must leave the classroom such as in the case of a student medical emergency.</p>
Junior High School	<p>19. At the Junior High School revisions have been made which create a multi-purpose room off the cafeteria that can either be used on its own or in conjunction with that space to support larger functions. Additionally, PDT has gone through the school and made an effort to save as many interior structural walls as possible.</p> <p>20. A board member asked if the movable partitions would remain and Lyndon noted they would be removed and replaced with permanent walls for acoustical and fire protection reasons.</p>
Other	<p>21. A school board member expressed interest in cost estimates for just doing major renovations to the two schools, without increasing capacity.</p> <p>22. Two community members spoke at the meeting and implored the board to keep an open mind about the best way to break up the age levels at the district's schools. They also advocated for focusing on the creation of small learning communities within the schools, considering the large student populations.</p>
Existing Conditions	<p>23. Lyndon provided photos of the existing conditions at both schools. He noted that up to this point PDT has been focusing on addressing the district's desire to increase capacity at the schools but has shifted its work now that cost estimating is taking place to evaluating the condition of the buildings and what must be done to repair and renovate the existing structures. He noted that the buildings are well beyond their forty-year design life cycle and, regardless of whether or not the district wanted to increase capacity, are in need of major renovation.</p>
Next Steps	<p>24. PDT is meeting with the Brunswick Town Planners in early February.</p> <p>25. PDT to report back on the following:</p> <ul style="list-style-type: none"> a. Width of the Harriet Beecher Stowe sidewalks b. Setback from Spring Street at Harriet Beecher Stowe c. Size of the Harriet Beecher Stowe cafeteria in comparison to the cafeteria being designed at Coffin Elementary School. <p>26. The next meeting will take place on March 6th at Coffin Elementary School and Brunswick Junior High School so the board and community members can tour the existing facilities and the proposed changes in advance of cost estimates.</p> <p>27. PDT will be preparing estimates for the additions at both schools repair and code upgrades,</p>

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	energy code upgrades and a full-renovation for both projects. PDT will also provide an estimate for a new elementary school at the Coffin Elementary Site, a new Middle School and a new Elementary School at the Jordan Acres site.

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