

## Introduction and Overview

### Facility Master Plan Study

Harriman, Architects & Engineers, of Auburn has been retained by the Brunswick School Department to prepare a Master Plan study of the various school facilities throughout the town of Brunswick. The goal of the study is to provide an assessment of each of the facilities and to develop a master plan for their future use and organization, along with identifying the need for potential maintenance, renovations and/or possible expansion over the next five to ten year period.

This study was prepared by Jeff Larimer, Architect; with the assistance of Frank Crabtree, Civil Engineer; Keith Brenner, Structural Engineer; Rick Miles, Mechanical Designer; and John Tarr, Electrical Engineer. Also assisting with the assessment were John Paige, Principal of Coffin School; Jean Skorapa, Principal of Stowe School; Walter Wallace, Principal and Lisa Chapman, Assistant Principal of Brunswick Junior High School; Donna Borowick, Principal of Brunswick High School and various staff members from each of the respective schools. In addition, review of the assessment included members of the Facilities Committee – Paul Perzanoski, Superintendent; Greg Bartlett, Assistant Superintendent; School Board members Rich Ellis, Cory Perreault and Matt Corey; and Paul Caron, Director of Facilities. Additional input was provided by Craig Worth, Director of Transportation; Paul Austin, Director of Student Services; Scott Smith, Director of Food Services; and Sue Woodhams, Director of Technology Integration.

### Map of Brunswick



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Overview

The Brunswick School Department currently operates four schools – Coffin Elementary School, Harriet Beecher Stowe Elementary School, Brunswick Junior High School and Brunswick High School. The total student population for Kindergarten through grade 12 is about 2,426 students as of 5/1/12.



Coffin Elementary School



Harriet Beecher Stowe School



Brunswick Junior High School



Brunswick High School

Facility	Grades	Student Population	Building Area	Year Opened
Coffin Elementary School	K-1	374	57,440 sf	1955
Stowe Elementary School	2-5	653	94,836 sf	2011
Brunswick Junior High School	6-8	536	98,380 sf	1959
Brunswick High School	9-12	863	172,500 sf	1995
Total		2,426		

In addition to the assessment of the four operating schools, the school department also has three other facilities: 1) the Hawthorne School, which is currently used as central offices; 2) the Bus Garage, which houses the offices for transportation and facilities as well as bus repair and maintenance; and 3) the Jordan Acres Elementary School, which was closed temporarily in 2011. Part of the study included determining the future of the Jordan Acres School and evaluating the potential for consolidating the central offices and the bus garage to one location. A final consideration was the possible introduction of a Pre-K program into the system.

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### Facility Assessments

In succeeding sections of this study, you will find an assessment of each of the schools that evaluates the architectural, structural, mechanical, plumbing and electrical components and systems to understand their existing condition and to provide a recommendation on potential maintenance, repairs, or replacement. A team from Harriman visited each school to document the current conditions, provide a written assessment of those conditions along with recommendations, and to provide an opinion of possible cost associated with the findings.

Additionally, the educational programming of was evaluated to help determine which space deficiencies exist and which possible additions may be needed to address those deficiencies. A program summary was developed for the Coffin School and the Junior High School to identify what each school currently has for types and sizes of rooms and along with what they should have to provide appropriate space to meet their educational needs. Meetings were held with administrators and representative staff members from each school to gather information on their respective needs. Jordan Acres was also included to determine what may be needed should the school be reopened.

### Elementary Schools & Jordan Acres

The overarching goal of this study is to provide a comprehensive assessment of the school department's facilities and to offer guidance on future maintenance, renovation or replacement of those facilities. However, a critical piece of the study as a first step in understanding the department's needs is an evaluation of the closed Jordan Acres School and whether or not it should be reopened.



Jordan Acres Elementary School

Prior to the opening of the new Stowe School in the fall of 2011, both the Coffin and Jordan Acres schools were functioning as grade K-5 schools. With the Stowe School having been designed to house grades 3-5, the intent was for Coffin and Jordan Acres to remain in-use as K-2 schools. However, due to budgetary reasons, the decision was made by the school board to close the Jordan Acres School in June 2011. This decision resulted in moving all of the Kindergarten and First grade students to the Coffin School and moving all of the Second grade students to the new Stowe School. As an outcome of this change, the Stowe School added an extra grade level than it was designed for and the student population expanded beyond its original design capacity of 600 students to approximately 650 students.

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In tandem with the decision to close the Jordan Acres School for budgetary reasons, sometime in the spring of 2011, one of the laminated roof beams at the school cracked, which immediately raised concerns about the condition of the remaining laminated roof beams as well as the safety of the staff and students utilizing the facility. The structural integrity of the school and the concern for the safety of the occupants only validated the decision of the board to close the school at the end of the school year in June 2011.

In conjunction with the assessment of all of Brunswick's facilities, the future of the Jordan Acres School is critical to the configurations and capacities of the other elementary schools. Reopening Jordan Acres or closing it permanently will primarily impact the Coffin School and, to a lesser extent, the Stowe School. If Jordan Acres were to reopen, then a decision would need to be made as to the possible grade configuration and the number of students it would accommodate. Reopening Jordan Acres perhaps has a lesser impact on the Coffin School. On the other hand, closing Jordan Acres permanently would have a greater impact on the Coffin School resulting in a different grade configuration and capacity at the school along with the potential requirement of further renovations or additions.

Since the Stowe School is new, there are no needs that require immediate attention. However, the closure of the Jordan Acres School did impact the school on opening day by adding an extra grade level to the school of about 170 students. The goal, therefore, would be to remove the second grade from the Stowe School and relocate them to the Coffin School, the Jordan Acres School, or both.

To evaluate the impact of keeping Jordan Acres closed or reopening the school in some capacity, several options were considered to look at various grade configurations and the potential impact and costs associated with each of those options. Refer to Tab 9 for the analysis of the various options considered for the elementary school grade configurations.

### Consolidation

Most of the Brunswick School Department's administrative functions are currently located in the former Hawthorne Elementary School. The Bus Garage, which houses the transportation and facilities offices, is located adjacent to the Coffin School, which is about 1.5 miles away. The school department was interested in considering the possibility of consolidating both facilities into a single location to improve the efficiency of overall administrative operations and to reduce operating and maintenance costs from maintaining multiple locations.

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Hawthorne School



Bus Garage

The former Times Record building, which is currently vacant, was one property that had been identified as a possible location to consolidate the school department's offices. An evaluation was desired to determine if relocating to this building made overall economic sense as it appeared to have adequate interior area, space for bus repair and maintenance, and a large enough site to park all the department's buses. The cost of acquiring and upgrading the property was the primary factor to be considered. If the decision was made to relocate, whether it be the Times Record building or another location, then determining the future of the Hawthorne building and the Bus Garage also needs to be decided.

### Pre-K Program

The Brunswick School Department currently does not offer a Pre-K program for the 4-year old children of the residents of Brunswick. The existence of Pre-K programs is increasing throughout Maine so the school department would like to consider adding the program in the near future. The space required plus the potential location and the costs associated with such a program will need to be evaluated.