

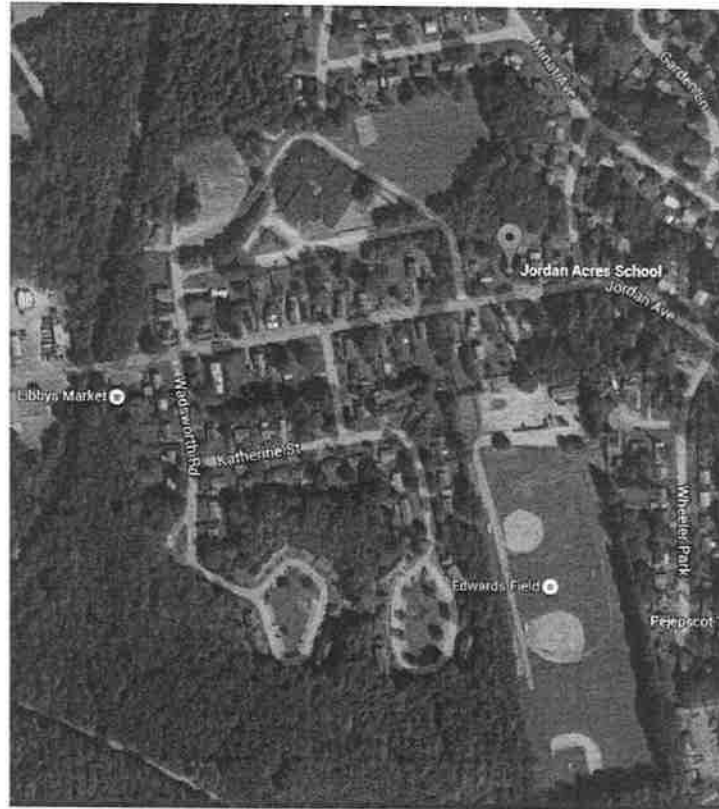


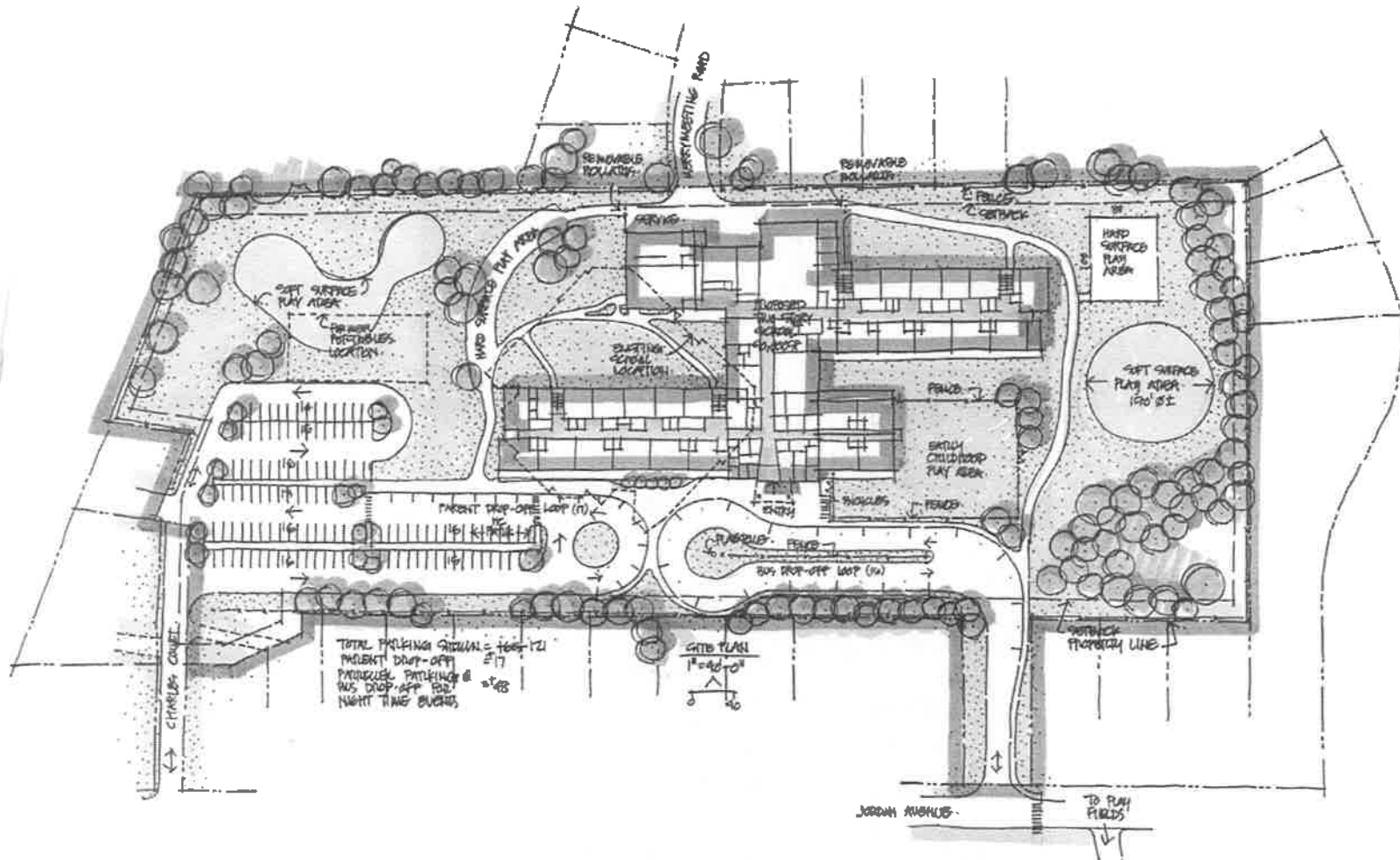
ARCHITECTS

Brunswick PK-2

17 January 2017







History of the Project:

- March 2011 - Jordan Acres “Cracked Beam”
- July 2011 – Jordan Acres closing resulting in overcrowding
- May 2012 – Harriman Facility Analysis
- Aug 2013-Aug 2015 – PDT Master Plan Options
- Sept 2015 – “Repair Only” Project Presented to Council
- Oct 2015 – New Building Project @ Jordan Acres
- January 2016 – Start of RRF Repair Projects
- Oct 2016 – DOE Calls for New School Applications

What is the Proposal:

- Replacement School (720 /660 FTE) for Coffin Elementary
- Reduces overcrowding at HBS (142 Second Graders)
- Eliminates 40-year-old portables at Coffin
- Creates Two Schools within a School, sharing core facilities (300+300+60)
- Provides Space for Pre-K Program
- Frees up campus land for JRHS growth

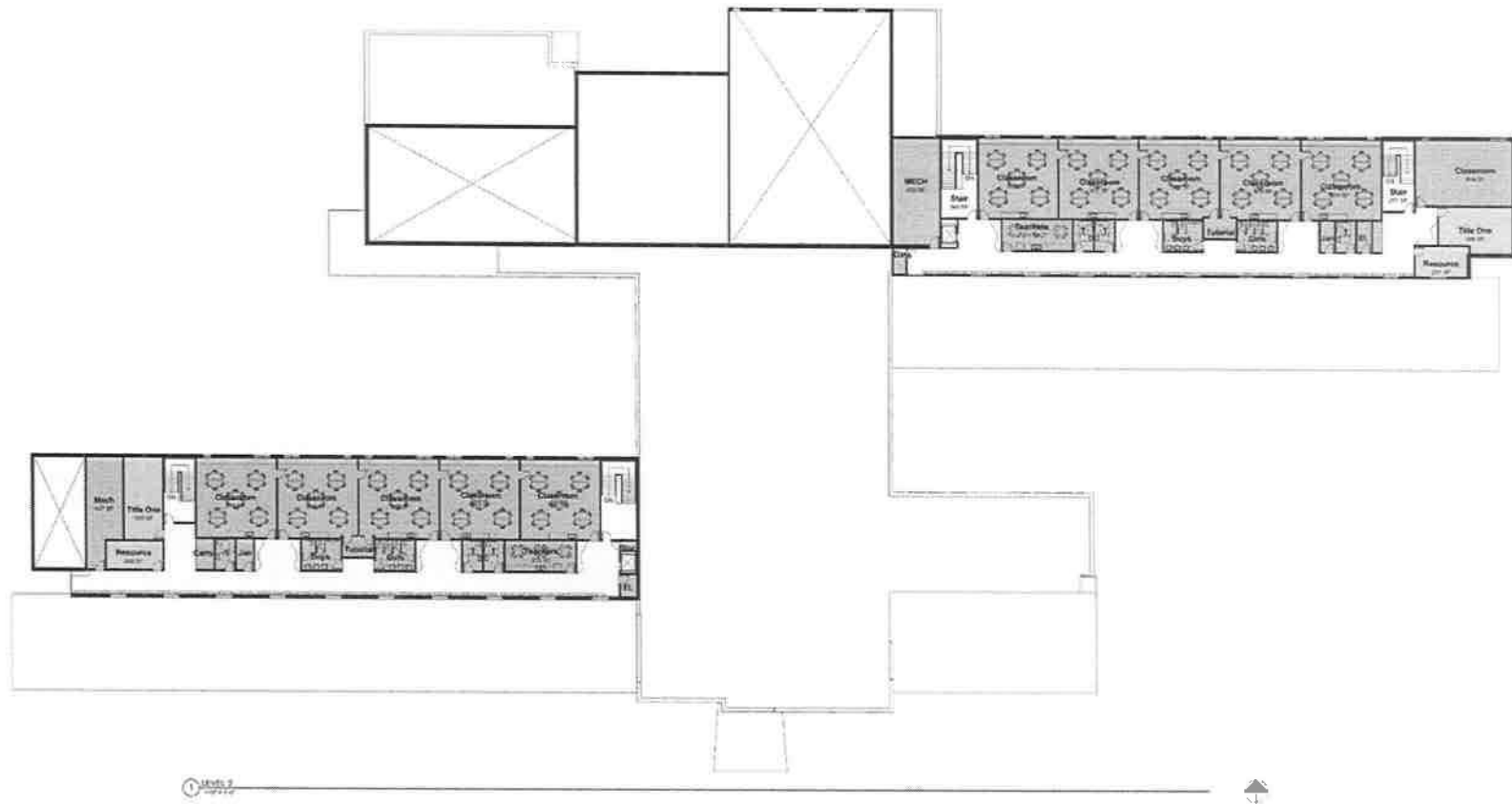
Educational Goals:

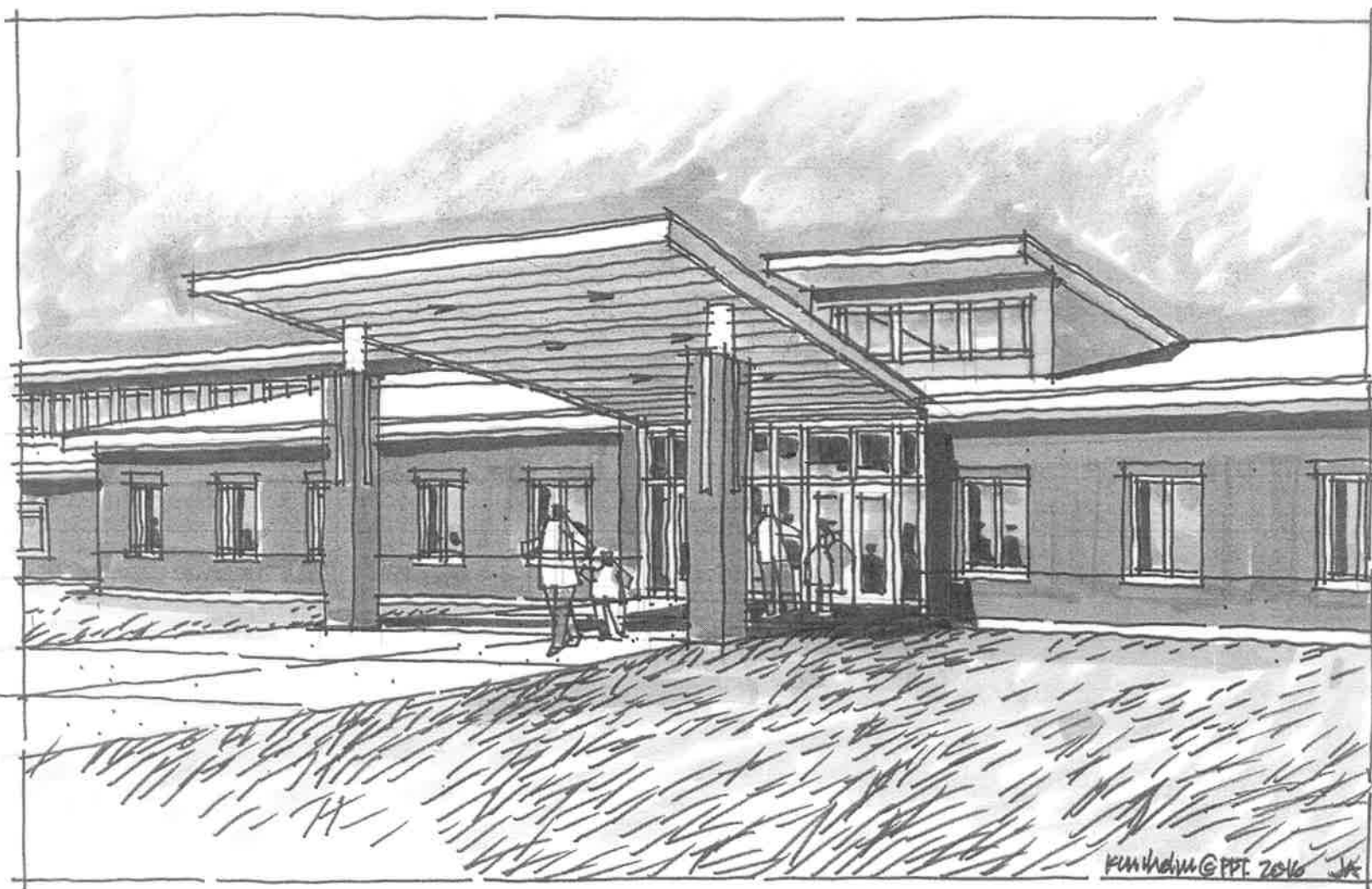
- Small Learning Communities of 300 Students
- Pre-K wing for 60 (120 total 1/2day)
- K-5 Flexibility for future
- Year Round Use of School Opportunity
- Accommodates 200 Students/Grade for Growth



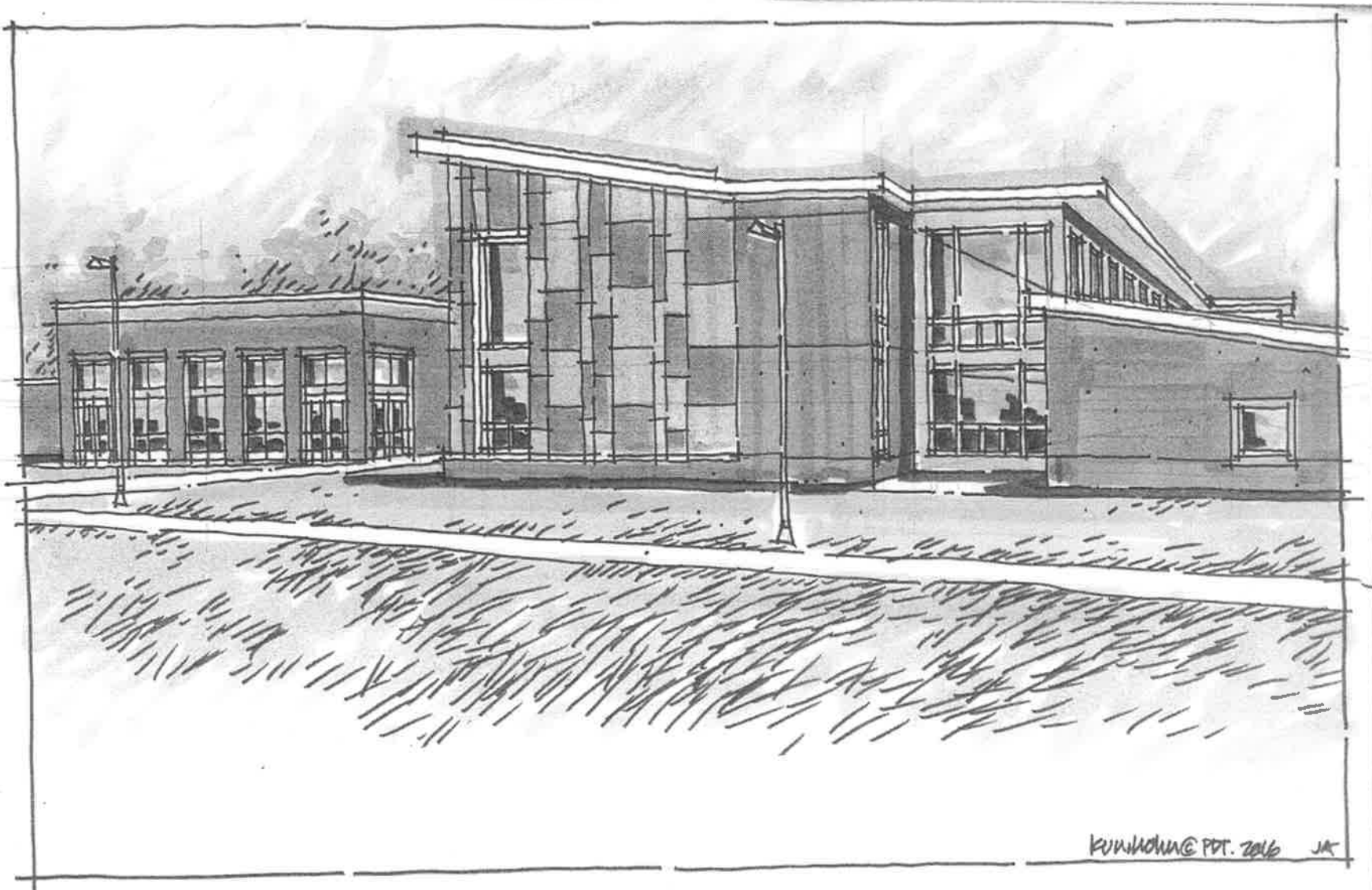
LEVEL 1

10/05/2016





Kim W. Kim © P.D.T. 2016 JK

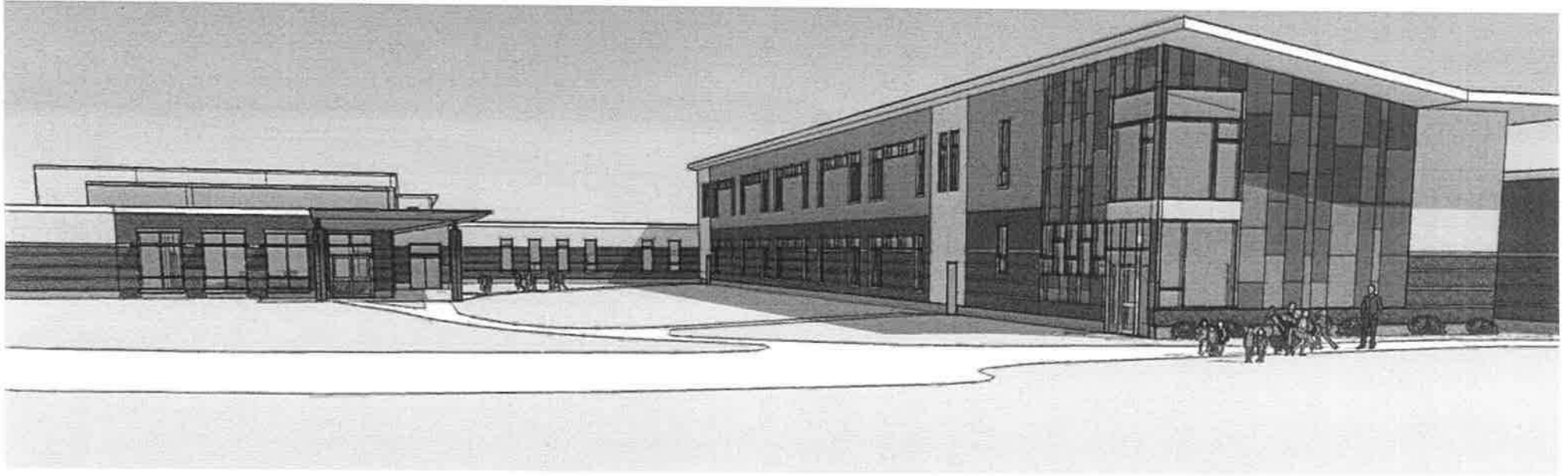


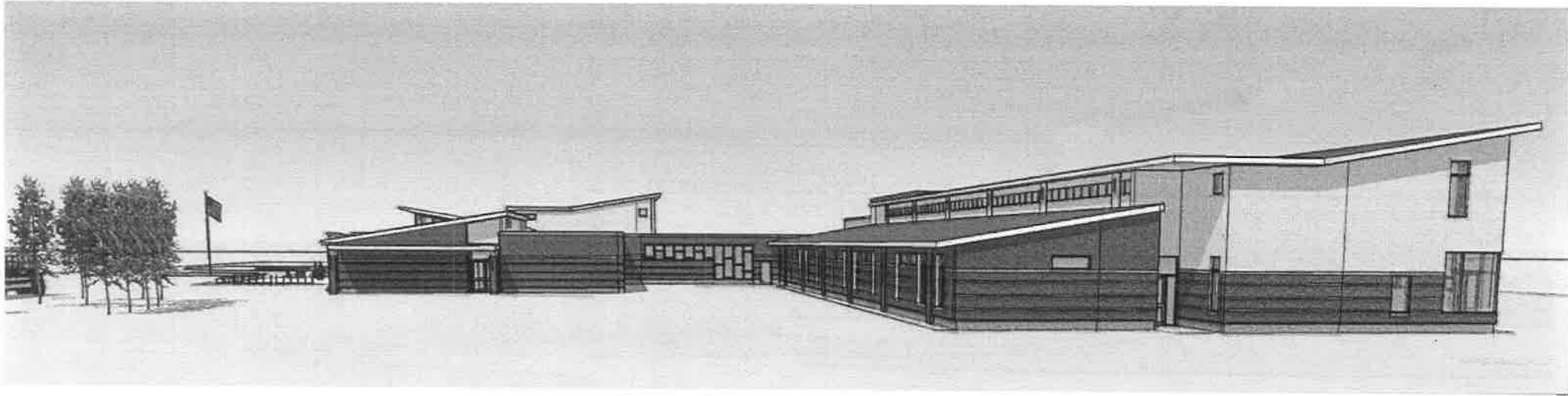
KUNNING © PDT. 2016 JA













Preliminary
Draft

Project Name: Brunswick PK-2 / Primary School
Date: 28Jul16



1		2		3		4		5		6		7		8		9		10		11		12		
Integrative Process																								1
Location and Transportation																								15
LEED for Neighborhood Development Location																								15
Sensitive Land Protection																								1
High Priority Sites																								2
Surrounding Density and Diverse Uses																								5
Access to Quality Transit																								4
Bicycle Facilities																								1
Reduced Parking Footprints																								1
Green Vehicles																								1
Sustainable Sites																								12
Construction Activity Pollution Prevention																								Required
Environmental Site Assessment																								Required
Site Assessment																								1
Site Development - Protect or Restore Habitat																								2
Open Space																								1
Rainwater Management																								3
Heat Island Reduction																								2
Light Pollution Reduction																								1
Site Master Plan																								1
Joint Use of Facilities																								1
Water Efficiency																								12
Outdoor Water Use Reduction																								Required
Indoor Water Use Reduction																								Required
Building-Level Water Metering																								Required
Outdoor Water Use Reduction																								2
Indoor Water Use Reduction																								7
Cooling Tower Water Use																								2
Water Metering																								1
Energy and Atmosphere																								31
Fundamental Commissioning and Verification																								Required
Minimum Energy Performance																								Required
Building-Level Energy Metering																								Required
Fundamental Refrigerant Management																								Required
Enhanced Commissioning																								8
Optimize Energy Performance																								16
Advanced Energy Metering																								1
Demand Response																								2
Renewable Energy Production																								3
Enhanced Refrigerant Management																								1
Green Power and Carbon Offsets																								2

4 6 0 Materials and Resources			13
Y	Passes	Storage and Collection of Recyclables	Required
Y	Passes	Construction and Demolition Waste Management Planning	Required
2	Credit	Building Life-Cycle Impact Reduction	5
2	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2	Credit	Construction and Demolition Waste Management	2
7 4 0 Indoor Environmental Quality			16
Y	Passes	Minimum Indoor Air Quality Performance	Required
Y	Passes	Environmental Tobacco Smoke Control	Required
Y	Passes	Minimum Acoustic Performance	Required
2	Credit	Enhanced Indoor Air Quality Strategies	2
1	Credit	Low-Emitting Materials	3
1	Credit	Construction Indoor Air Quality Management Plan	1
2	Credit	Indoor Air Quality Assessment	2
1	Credit	Thermal Comfort	1
1	Credit	Interior Lighting	1
1	Credit	Daylight	3
1	Credit	Quality Views	1
1	Credit	Acoustic Performance	1
1 0 0 Innovation			6
	Credit	Innovation	5
1	Credit	LEED Accredited Professional	1
0 0 0 Regional Priority			4
	Credit	Regional Priority: Specific Credit	1
	Credit	Regional Priority: Specific Credit	1
	Credit	Regional Priority: Specific Credit	1
	Credit	Regional Priority: Specific Credit	1
30 30 30 TOTALS			Possible Points: 110

Certified: 20 to 42 points, Silver: 43 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Certified: 40 to 49 points. **Silver:** 50 to 59 points. **Gold:** 60 to 79 points. **Platinum:** 80 to 110 points.



Cost Basis

Savings Calculation for New Facility

assumes 3.5% escalation in energy costs

assumes 3.5% escalation in O+M (other / non-personnel)

Anticipated Year One Energy Cost Savings to Decommission Coffin	\$	(25,573.75)
Lease Savings	\$	(20,400.00)
Anticipated Operational & Maintenance Savings	\$	<u>(32,936.14)</u>
total	\$	(78,909.89)

19 October 2016

**Project Budget
660 Students**

New Elementary School 660 Students
Grades PK-2 660 Students

Brunswick School Department

Spring 2018 Construction Date

Jordan Acres Location

2 House Scheme with reduced program by BSB June 2016

Item 1: Construction			
1.1 New Construction	89115 sf	\$210.05	\$18,718,960
1.2 Demolition	54718	\$ 8.43	\$461,273
1.3 Max-Max Abatement			\$109,436
1.4 Site Development			\$1,447,150
1.5 Off-Site Improvements			\$100,000
1.6 Alternate Energy Investments Geothermal		\$ 700,000	\$700,000
1.7 Playgrounds (\$160/sqyd.)		\$ 105,600	\$105,600
1.8 Inflation to Feb. 2018 2.5 % (3.75 annual)	\$ 0.02500		\$ 543,620
Subtotal			\$22,385,839
Item 2: Admin. Costs and Reserves			
2.1 Site Purchase			\$0
2.2 Furnishings & Moveable Equipment 4%	(of line 1.1)	\$682,245	\$748,756
2.3 Technology 3%			\$961,560
2.4 Advertising, Insurance, Legal, Printing			\$40,000
2.5 Contingency (10% of Item 1)			\$2,238,584
2.6 % for Art			\$0
Subtotal			\$3,522,398
Item 3: Fees and Services			
Basic Services			
3.1 Architect New (Item 1 ± State of ME Fee)	\$22,385,839 @	6.8 %	\$1,522,237
3.3 Reimbursables & Permits			\$60,000
Special Services			
3.3 Environmental Permitting			\$50,000
3.4 Survey, Soils and Wetlands			\$50,000
3.5 Construction Testing			\$60,000
3.6 Special Inspections			\$10,000
3.7 Clerk			\$160,000
3.8 Commissioning			\$50,000
3.9 Owner's Representative			\$50,000
Subtotal			\$2,012,237
Total Project Cost			\$27,920,474



19 Oct. 2016

Stand Alone Repair Project

Project Budget
Repairs Only

Brunswick School Dep



Brunswick Junior High School 1959

Grades 6-8

600 Students 98,834 sf

165 sf/student

Item 1: Construction			
1.1 Repairs @ Utility		\$0	
1.2 Repairs @ Junior High		\$4,630,214	
1.3 New 12 classroom modular		\$0	
Subtotal		\$4,630,214	\$4,630,214
Item 2: Admin. Costs and Reserves			
2.1 Site Purchase		\$0	
2.2 Furnishings & Moveable Equipment 6%		\$0	
2.3 Technology 3%		\$0	
2.4 Advertising, Insurance, Legal, Printing		\$10,000	
2.5 Contingency (5 % of Item 1)		\$231,511	
2.6 % for Art		\$0	
Subtotal		\$241,511	\$241,511
Item 3: Fees and Services			
Basic Services			
3.1 Architect New (Item 1 x State of ME Fee)	\$4,630,214 @ 10.0 %	\$463,021	
3.2 Architect Renof Allocated Ratio 1.2 above)		\$0	
3.3 Reimbursables & Permits		\$30,000	
Special Services			
3.4 Environmental Permitting		\$20,000	
3.5 Survey, Soils and Wetlands		\$0	
3.6 Construction Testing		\$40,000	
3.7 Special Inspections		\$20,000	
3.8 Clerk		\$75,000	
3.9 Commissioning		\$25,000	
3.10 Owner's Representative		\$0	
Subtotal		\$673,021	\$673,021
Total Project Cost			\$5,544,746
2017 5 % escalation			\$5,711,888

Project Reductions to Date:

- Reduced Tutorial Hallways @ \$1,032,000
- Delete Exploratory Labs @ \$344,000
- Reduced Stage @ \$64,500
- Delete 2nd Floor Corridor Connector @ \$434,576
- Delete District Food Storage @ \$337,000
- Delete Loading Dock @ \$75,000
- Reduced Furniture Budget @ \$440,892
- Simplified Foundation @ \$400,000
- Reduce Single User Toilets Add Ganged Toilets @ \$156,849

Project Comparisons:

I. Proposed School Size: New JA School @ 135 sf/ Student

- DOE Standard -140sf
- HBS -139sf
- Falmouth -144sf
- Corinth -159sf
- Caribou -140sf
- Lewiston -140sf

II. Proposed School Costs: New JA School @ \$215/sf

- HBS @\$176/sf
 - Falmouth @ \$184/sf
 - Corinth @ \$184/sf
 - Caribou @ \$239/sf
 - Lewiston @ \$223/sf
-
-

Thank you

www.pdtarchs.com

