

Meeting Notes
BRUNSWICK SCHOOL DISTRICT

Description	Meeting with School Board
Date	May 29, 2013
Attendees	<u>PDT</u> : Lyndon Keck, Tracie Reed
Purpose	Meeting to discuss cost options for various renovation, addition or new construction scenarios

TOPIC	COMMENTS
Overview	1. Superintendent Paul Perzanoski provided a recap on the planning process and discussions thus far. PDT's last meeting with the board was in March at Coffin Elementary School where cost estimates were introduced for the various options and tours of Coffin and Brunswick Junior High School and the bus garage took place. 2. Lyndon Keck also presented a review of the study thus far, sharing floor plans, perspective renderings and cost estimates for Coffin Elementary School and the Junior High School that PDT had previously produced. No alterations have occurred since the previous meeting. Lyndon also reminded the audience that five sites for the bus garage were evaluated. 3. Lyndon shared two new estimates; a new Junior High School would be \$28,541,327 and the cost of saving the two-story portion of the school renovated in 1983 and replacing the remaining portion would be \$19,091,869. 4. Lyndon noted that the development costs for the Jordan Acres site and Coffin would be similar if building new schools because in either case, demolition of the existing structures would be required. The committee asked how many acres the Jordan Acres site was and Lyndon said he would report back to the committee on its acreage (10.4 acres compared to the Columbia Avenue 29.25 acre site). 5. Lyndon clarified that his 'light touch' renovation numbers still do not include the addition of sprinklers for Coffin Elementary which would cost an estimated \$250,000. He explained that once the board has determined how they would like to move forward PDT will refine both the plans for the buildings and cost estimates. 6. The board asked for clarification as to why buildings are only built with a 40-year life cycle. Lyndon explained that commercial and school buildings are used very heavily and after a door is opened a certain number of times the hardware will eventually wear out, etc. The 40-year life cycle does assume that painting and other routine maintenance is conducted, as needed, but that after 40-years the major mechanical and electrical systems and program of the building are likely to need significant repair, replacement and/or reconfiguration. 7. The board asked whether or not the state's capital improvement fund list was likely to be updated soon or whether or not the district might be able to apply for funding for the middle school. Lyndon said that it is hard to predict when the state will accept applications for the major capital improvement program again but it could be 5-7 years from now. He explained that none of the 71 schools currently on the list has begun construction and the previous cycle was in 2010-2011. He noted that even if the district were to be rated on the list it could take years to receive funding, if and when funding becomes available. 8. Lyndon explained that the cost per square feet was derived from past PDT projects and the state's Department of Education database. He said that regional school construction costs around the country vary greatly and are dependent on a number of factors including construction type, energy codes, environmental laws and local labor costs.
Other	9. John Eldridge, Brunswick Finance Director, presented information to the school board on various bonding scenarios. He noted that bonding agencies look at many variables when developing bond rates, including whether or not a project is new construction, a renovation and what the timeline

TOPIC	COMMENTS
	is for repayment. John noted, that interest rates are expected to rise and, when this occurs, the repayment amounts will increase. 10. Paul Perzanoski noted that the district has spoken with Priority Real Estate Group regarding the development of a bus garage at the former Brunswick Naval Air Station. Wes Thames, the Vice President of Construction at the Priority Real Estate Group, presented a concept design for the bus garage which he had developed with Craig Worth and Paul Caron along with preliminary lease and construction cost estimates for the project. Superintendent Perzanoski noted that when the board and community decide to move forward with respect to the Columbia Avenue site they can begin more detailed discussions. He did note that MRRA has mentioned other parties have expressed interest in the parcel.
Next Steps	11. Lyndon will provide the following information: a. An updated project schedule to guide the board in their discussions, b. information on how other communities have handled locally funded projects, from a bonding perspective, both in regards to the initial spike in taxes when debt service begins and communicating project need for the community. c. Basic cost/benefit analysis of energy use which compares the possibility of new construction vs renovation. d. Report on the square feet the portables account for at Coffin Elementary. e. Site acreage at the Jordan Acres (10.4 acres) and Columbia Avenue campus (29.25 acres) 12. The school board agreed to hold a workshop to discuss their options in June. They agreed that after they have had time to discuss the issue they would hold a public forum to receive feedback and outline a direction with which to move forward.
Unfinished Work	13. After the board determines what direction to pursue PDT will conduct a traffic study, meet with town planners regarding zoning, the Department of Environmental Protection, and the Army Corp of Engineers regarding stormwater permits. Currently a hazardous material study is being conducted and will be shared with the board when it is complete.

H:\Master Proj Files2\Brunswick Master Plan Study\I2088-Administrative\Meeting Notes and Minutes\I2088-BrunswickFacilitiesCommitteeMtg__05.29.13.docx