

Meeting Notes Summary
JORDAN ACRES SCHOOL -CONCEPT

Title	Facilities Committee Meeting @ Town Hall
Date	24 May 2016 – 5:30pm
Attendees	See Attached Sign in sheet Lyndon Keck, Chad Reed, PDT Architects- <i>Notes prepared by Chad Reed, PDT Architects</i>
Purpose	Scheduled Meeting

Topic	Notes	Action
Opening / Introduction	1. Welcome to the group.	
Architects Report	2. Handouts distributed (notes from past months' teacher interviews and community workshop along with latest plans) 3. Changes have been made, listening to the public has made the building bigger and more expensive. Preliminary cost estimates have been revised along with breaking out of potential "adds". 4. Previous layout "2A" had simplified the layout as an earlier version was more "saw tooth" coming in around \$27.5 million. 5. Layout "2B" with 660 students had two split house on second floor (single loaded). 6. This layout has a larger stage at 1,200sf 7. The Music room has 1,200sf 8. Each house has a Discovery Room, where this was lost at Harriet Beecher Stowe. 9. Added a Talent Development Room at 500sf. 10. Two egress stairs added. 11. This plan incorporates flexibility if this were to change to a 3-5 configuration. 12. Kitchen size increased per DOE guidelines. 13. Added ganged bathrooms 14. Two P.E. offices were added. 15. Two Unisex toilet rooms were added. 16. The above items increased the square footage by approx. 4,098sf plus mark up. 17. Added hallway at back of building providing access to receiving area / kitchen. 18. Hallway width increased given volume around Cafeteria 19. Connector Hallway added @ 4,200sf 20. Roughly costs around \$209.11/sf, as these plans move forward an independent third party estimator will be brought "on board" to provide a more "in depth" estimate.	
Options-	21. The least expensive option is a "flat roof" 22. Sloped roof are shown here designed as "PV-ready". Added costs \$265k. 23. Connector prices out at \$434k. 24. Food storage is shown as a replacement to what presently exists at Coffin.	

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Premiums Not Included	25. Geothermal not currently included (\$510,000), assumed Natural Gas could be brought to site as less expensive cost. Radiant heat here is age appropriate. 26. Current plan has limited Air Conditioning. 27. No second elevator.	
Discussion	28. Potential \$330K savings to eliminate connector. 29. Food Storage- discussion ended with this is not the ideal location / site given distribution and surrounding neighborhood. Loading dock also discussed and very much used at HBS.	
Site Plan	30. Site plan presented with separate bus loop from Jordan Ave. with two way traffic on Charles Court. Concern with roadway width on Charles and any ability to widen this. Traffic Engineers to review this along with Pedestrian and Bike access. Charles Ct. must also maintain access to a house and daycare. Preference noted that one entrance to school desired with back side dedicated to service and emergency. With previous site layout group indicated desire to slide crosswalk west.	
Vignette	31. Visual from adjacent Day Care shown with Brick at first floor with a phenolic cladding above. This view shows the glazing at the west Art Room to capture "north light". In the foreground the view extends to the exterior of the cafeteria with ample glass. Low slope roofs are shown with a pitch of approx. 2:12. Again the roofs should be PV ready as costs continue to become more affordable.	
Discussion	32. A PV system may provide up to 40% of the electrical energy required at the most. The PV (photo-voltaic) and Geothermal systems complement each other helping to offset the electrical demand of the Geothermal pumps. 33. Kitchen and hot water will still require gas.	
Cost Estimates	34. Geothermal vs. a more conventional Natural Gas system will be evaluated. Cooling to be taken into consideration. At HBS the State paid for half the cost of the bore field. 35. The 11Jun14 version came in around \$27million (92,000SF) and we were asked to simplify. Reductions included a more basic approach without geothermal. Building was reduced to \$24M (86,500sf).	
Program Adds	36. Item 1 – Enlarged stage to 1200sf, group felt this was still not enough further discussion that should match HBS at 1000sf. 37. Item 2 – Larger Music adding 200sf, group felt this was worth pursuing. 38. Item 3 – Add (2) Discovery Rooms at 800sf ea. Group felt this was not worth the added costs. Expected populations to be reviewed. Planning Decisions has not been updated. Expect 10% growth and some ability to expand the building. End of school year projections coming. There is also sentiment to not "over build". The Discover Room intent is a "wet lab", at HBS this was paid for by the community. 39. The Cafeteria could be utilized with a "wet area". 40. Item 4 – Talent Development at 500sf to be reduced to 150sf, as they are moving away from the "pull out" model.	

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	41. Item 5 – added stairs –in 42. Item 6 – Ganged Toilet Rooms – yes, however interested in more information regarding cost differential. 43. Item 7 – Add Larger Kitchen – this should meet DOE guidelines and at least the size of HBS. 44. Item 8 – Add PE Offices (2) @ 100sf ea. – yes this to be added. 45. Item 9 – Add (2) Unisex Bathrooms – yes this was requested. 46. Item 10 – Added Hallway at Kitchen – yes this is to be added giving connection to service entrance. 47. Item 11 – Widened hallway to Cafeteria – from 8’ to 10’ yes as this becomes a bottleneck to lunch and recess. 48. Item 12 – Added second floor hallway for two houses @ 4200sf (split / single sided) – yes this allows for the two house to be separate 49. Item 13 – Added Second floor connector (1600sf) – no, the houses can be separate.	
Premiums in the project now	50. Sloped Roofs for Daylighting and “PV- Ready” @ \$265,000 –yes keep. 51. Second Floor Connector Hallway @ \$434,576 – no eliminate (will require second elevator) Committee had reviewed earlier research indicating school of 350 was “ideal” , separating the two houses should aid in the scale / massing of the building. 52. District Food Storage @ \$337,000 – no this can be done elsewhere. 53. Architects encouraged to get creative and consider a centralized second floor plan. 54. Loading Dock – yes @ \$75,000 this is used regularly at the HS and HBS.	
Premiums currently not in	55. Geothermal Heating and Cooling -\$510,000 – look into further, what is the return on investment? Life cycle costing and a cost benefit analysis. What is the pay back here? Sustainability is important. 56. Second Elevator to eliminate connector @ \$100,625 –include.	
Discussion	57. Challenge to design team to look at reducing the hallways perhaps straighten. 58. Tutoring spaces discussed with regards to mixed usage at HBS and the “right” size. 59. Network printers and the amount of equipment needs to be reviewed. 60. As plans develop team needs to be mindful of Data closets, Cart charging and storage, Technology spaces and data closets for sound and security.	
Sustainability	61. Alex Anesko spoke about sustainable values reiterating the desire for more information on the geothermal systems and Solar PV. 45 degree angle for PV desirable, however roof configuration costs would not allow the roof pitch to match this. 62. LEED discussed, as there is an expense to this certification process. The building will be high performing with a better insulated envelope than HBS and goals of reducing consumption a tight air barrier and LED lighting and Air quality standards throughout. 63. The existing Jordan Acres School will be demolished and crushed on site re-using material for base. Wood will be separated.	
Site	64. Space would be available to develop a garden, intent to leave the site green. 65. Playground equipment costs to broken out. 66. Site development costs to be broken out.	

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	67. Playground groupings would be age appropriate. 68. There is no “play field” discussed that existing fields across Jordan Ave could be utilized. 69. “Town Use” field to be further investigated.	
Timeline	70. A successful November Referendum is unlikely as this work projects 6-7 months with thoughtful dialogue. This is worth taking the time and building support therefore moving to a spring / June referendum.	
Next Steps	71. Challenge to the Administration with regards to how to effectively use tutoring spaces. 72. Review storage and small support spaces as becoming more proficiency based. 73. Cost refinement to be undertaken, this building will be in use for 50-75 years and must be adaptive and flexible as operating budgets are strained.	
Next Meeting	5-weeks out	

cc. Paul Perzanoski @ Brunswick School Department for distribution Lyndon Keck @ PDT Architects Alan Kuniholm @ PDT Architects