

Middle School Building Committee

Minutes

Tuesday, November 29, 2016

6:30 P.M.

Elm Street School

Members Present: Rick Jones, Jack Wiseman, Mary Martin, John Hawley, Lisa Cesare, Nick Konstantaloukis, Norm Davis, Steve Bolduc, Bill Eldridge, Stan Tetenman, Tina Meserve, Cari Medd (ex officio), Shawn Vincent (ex officio)

Members Absent: Tony Bennett

Others Present: Chelsea Lipham, Architect, Alan Kuniholm, Architect

The meeting was called to order at 6:30 P.M.

Item 1 – Review and Approval of Oct. 25th meeting notes. John asked if there were any comments on the previous month's minutes. Alan asked the Lyndon Keck be removed from the attendance and his name added. There were no other comments.

Item 2 – Review and discuss design and estimates. Alan spoke about the firm Conestco, an engineering firm that takes an in-depth look at what all the components of our project will cost. He provided a worksheet showing the cost breakdown for each part of the project. (See Attachment #1 below). It is from these numbers that the actual budget for the project will be created. He stresses that these were drafts at this point and there are likely going to be changes as we fine tune the project. This just gives us a place to start. He reviewed the document. He also gave out another worksheet showing the typical layout of a budget if this were to be a State project. (See Attachment #2 below) They use the same format for consistency. Alan said that by the end of January, the budget numbers would be firm and ready to present for the referendum. He went down through each line item and explained. He stated that the Moveable Equipment represents all of the furniture and classroom equipment that will be needed and that the project contingency is an industry standard of 10% of the construction costs. He went through the fees and services and explained that the Clerk of the Works would be selected by the RSU and his firm and the payroll would be run through PDT for that position. He also explained that Commissioning is the third party evaluation of all the components to ensure quality control during and after installation. Those costs run about \$1.20 per square foot. At this point, without the additives from the Conestco estimates, the total cost for the projects stands at about \$8.2 million.

Cari asked that the Conestco report be adjusted to say that the High School Entry Additions reflect the Middle School entry additions as well so that it was clear that these were not just adjustments for the high school but necessary for the middle school secured entrance as well.

Bill asked if the \$2.7 million price tag for the air conditioning was for the whole school. Alan said that it was and the additional amount was requested by the RSU. Stan asked if that was adding duct work to the entire building and how did that price compare to just adding individual units. Alan said that there was still more field work that needed to be completed to determine the best option. The \$2.7 million was based on the assumption that with the age of the existing units, a full replacement was going to be required.

Stan asked if the air conditioning was part of the original plan. Cari stated that it was a request made when the committee was still in the "facility review committee" stages for the price as a possible add-on to the project. Bill asked which parts of the school are air conditioned now. Cari stated that the library, auditorium, and central offices. Alan said with State funded projects, they (the State) will pay for certain areas to be air conditioned. It was asked how much of the building percentage-wise needed air conditioning. Cari explained how during the

months of April, May, June, September and October, frequently have high-temperature days and that parts of the building never cool enough at night to offer relief during the day. She also stated that the classrooms used for summer school are too hot. During the school year, when classrooms get too hot, teachers will frequently move their classes to areas of the building that are more comfortable. Alan said that most new schools being designed today are equipped with air conditioning to deal with the climate changes. Chelsea thought that we could look at partial coverage and see if the cost was more affordable. The existing air units on the roof are now almost 20 years old. Alan will have engineering take a look at what is there to see what could be retro-commissioned. Both Cari and Shawn confirmed that there are eight classrooms used during summer school.

Stan asked if we could have the air conditioning as an alternate and the answer was yes.

Rick asked if heat pumps would be appropriate for just the most uncomfortable areas.

Alan stated that maybe we could just concentrate on providing air conditioning to the middle school and wondered if all of summer school could take place at that end of the building. He said that with the insulation techniques used today, the insulation is on the exterior walls that overlap the studs not permitting heat transfer. We could make the middle school exclusive for summer time use. He reminded folks that we are still fine tuning the numbers and that air number might be different than estimated.

Item #3 – Meeting with Fire/Code on November 21. Chelsea reviewed the Gorrill-Palmer memos (See attachment #3 and #4 below). In short, with the addition as proposed, there will be minimal impact to the existing septic system. However, a new 3,000-gallon tank should be installed as rule requirement to meet distance and elevation, but the cost for installing a 6,000-gallon tank should be considered. The cost of installation between the 3k and 6k tank is minor and would save having to upgrade the tank size that would be required if a second story is added to the middle school in the future.

Tina asked if we knew if the ground could support a second-floor addition. Chelsea said that the drilling tests required to know for sure did not happen as the drilling companies that provide that service have been booked up.

The Gorrill-Palmer memo also went into site consideration such as drainage and grading, wetlands, storm water quantity and utility factors.

The outcome of the meeting with Fire Chief produced a short list of items to consider which included moving the existing fire alarm panel to the new shared entrance, relocating the current Knox box, and considering a hydrant on the back side of the new addition. The Code Officer made the recommendation to consider the Downtown Design Standards that the Town of Poland has, look a parking counts and that review from DEP and SFM would be required. There was also the question if the current generator would be able to supply power to the addition and to look at the IMC 2015 code regarding rooftop access to mechanical equipment.

Alan said that they would be meeting with the Poland Planning Board at their next meeting in December.

Stan asked if the architects had met with the Sherriff's Department. They had not but will look into meeting with them. Nick asked if the police from Mechanic Falls and Minot should be consulted as well. Minot is covered by the Sherriff's Department, and Mechanic Falls has their own police department. Cari said that the high school usually only deals with the Sherriff's Department unless there is an issue with a student in Mechanic Falls.

Bill commented that he gets several questions from the public regarding the architect's fee. Alan state that they go by a State regulated fee schedule and that the State caps a rate at 8% of the construction costs. PDT is at the 8%. He also said that their rate includes start to opening the doors and completing punch lists and fixing issues after we are open. It is a flat fee that includes all the meetings, drawings, to the prep for the referendum.

Alan discussed Energy Modeling and that engineering can now calculate what it will cost for all the utilities. We should have a very close estimate to the annual energy costs for the new addition.

Alan and Chelsea will also schedule a meeting with DEP to go over the plans.

Item #4 – Next Steps, Public Outreach and Schedule Alan confirmed that we were still planning for a June referendum. If the project passes, the next six months would be for the creation of project documents and to obtain approvals/permitting. We should be ready to go out to bid in January of 2018 and then it would be 12 to 18 months for construction with the goal to have the doors open in August of 2019.

Nick asked if we would have a good price by the referendum and Alan said we would have the price we would be taking to the referendum at the end of January. Chelsea reminded us that the price would also reflect anticipated inflation.

Norm ask if there was going to be a need for a traffic study now if we go with a second floor in the future. Alan said we should be ok now because we are not adding any population to the one-floor project. He said the Department of Education would require a traffic study and we would likely do traffic counts at the entrance so that we could answer any questions from the Department of Transportation in the future.

Stan asked if there were any grants for a solar project that could be applied to our project. Alan said that the new high school in Topsham is being designed so that a flat roof could potentially receive PV panels. Topsham is working with Revision Energy on that project, and he would consult with them to see if it was an option for our project.

Chelsea showed a 3D rendering of the concept.

Shawn stated that he was aware that additional landscaping was going to be required with the addition. John reaffirmed that the Poland Planning Board waived the landscaping requirement for the modular but would expect it to be part of the large project. Alan and Chelsea will discuss when they meet the planning board in December.

Item #5 – Next Meeting It was decided not to meet in December due to the holidays and to give Alan and Chelsea more time to meet with the agencies they need to finalize project estimates.

The next meeting will be Tuesday, January 24th at 5:30 P.M. at Elm Street School

Meeting adjourned at 6:35 P.M.

Attachment #1

Attachment #2

Attachment #3

Attachment #4