

**Middle School Building Committee**

**Minutes**

Tuesday, September 27, 2016

6:00 P.M.

Elm Street School

Members Present: Rick Jones, Norm Davis, Jack Wiseman, Tony Bennett, Mary Martin, John Hawley, Lisa Cesar, Nick Konstantaloukis, Steve Bolduc, Stan Tetenman, Cari Medd (ex officio), Shawn Vincent (ex officio)

Members Absent: Jack Wiseman, Bill Eldridge, Tina Meserve

Others Present: Chelsea Lipham, Architect, Lyndon Keck, Architect

**Item 1: Approve August 30th meeting notes.**

Stan had several questions he wanted to ask: He wanted to know when the next time the school funding formula would be brought up for review as he felt Poland residents would not support having to pay for 70% of a new addition. John advised that this wasn't the appropriate meeting to discuss the funding formula and Mary stated that a request could be made to the school board.

Stan also requested the student population statistics in regards to historical data and projections. John said he would forward the enrollment study data to him.

Stan asked about the current septic system and its capacity and would we need a new or larger system. He referred to the interest Mechanic Falls and Poland have about bringing public sewer to Five Corners. Chelsea stated that engineering had not looked at that component of the project yet. He wondered what the cost for replacement would be and if we have room on the property for a new system.

Stan also asked about touring the middle school, and John suggested holding the next meeting at the middle school so that a tour could be done with the group.

Stan also asked if there was space in the high school to move middle school into. Cari stated that one of the reasons we are considering an addition is because the middle school is already encroaching into the high school and the high school is now short of space. The new modular added this year was placed to help restore some of the much needed high school space.

John asked if anyone had questions about the noted from the August meeting and there were none. The group agreed to approve them.

**Item 2: Review and discuss design options**

Chelsea reviewed the updated concept plans showing a possible shared entry for the middle school and high school. Plans 5, 6, and 7 are classroom layout ideas we looked at last month, and the updated concepts show a new corridor created from the existing high school administration area and relocating some offices.

Mary had concerns that with concept plan #7, we would have difficulty with construction because the current modulars would fall within the new building footprint. Lisa agreed that we do not want to have to pay to move these classrooms and set them up again during construction.

Both Chelsea and Lyndon indicated that the phasing of construction would be planned so that unnecessary movement of modulars would not be required. Lyndon stated that the interior space renovation could take place during the summer months to minimize student impact.

Norm said that he preferred the administration layout of #5 because the other plans create a choke point in the lobby. Cari agreed that we still need to maintain the square footage space of the lobby. It was suggested that the kiosk could be eliminated and the school store could be relocated.

Mary questioned the loss of the current main entry doors to the high school and wondered if we needed to maintain them for group events utilizing the gym. Chelsea said she proposed eliminating those doors to allow for addition expansion of the administration area. John suggested that new doors could be cut out of the brick wall at the end of the bleachers if we need to meet aggress for fire code. Cari said she was ok with losing those doors because currently they are a blind spot for the office, and people can just come through and bypass the office. She said graduation would likely be the only issue but thought people could still exit through the lobby to the new shared entrance.

Nick asked if there were any cost estimates at this point. Chelsea states that it is hard to do at this point because we don't know exactly how much square footage we are creating. Lyndon cautioned the group about creating plans around cost because it was important to make sure we are meeting the spatial needs.

Steve asked if each of the proposed plans included the option to build up in the future if we needed to and Lyndon said yes. The foundation would be constructed to allow for future expansion and concrete ceilings/floors decks would be poured.

Shawn asked about the different sized classrooms. Chelsea stated that the only moved the existing square footage that met the old spatial requirements when the original building was constructed. So the smaller classes are the rooms that were transferred. The larger rooms are the new rooms to meet today's State requirements. Lyndon said that it is not uncommon to have variety sized rooms depending on the use of the rooms. We could certainly enlarge the smaller rooms if necessary.

Stan asked how many rooms are needed to deal with current overcrowding. Shawn said that we are only converting the existing modular classrooms to permanent space, adding a science lab and resource/ special ed. space. Essentially, there are only two more classrooms proposed for the addition than we currently have.

Stan asked how many students were in the middle school, and Shawn stated that last year there were 250. This year there are 229, and he anticipates next year to be 265 as another "bubble" class is coming up through. Lyndon said that if every classroom chair was filled in the new addition, the building could fit 350 so there would be some room for growth. But Cari cautioned that with the actual smaller classrooms, that does not leave a lot of room for moving around.

John stated that we had reached the point where it was necessary to narrow down the plans so that the architects could begin to work on a single scheme. He stated that there was not a whole lot of talk about plan #7 and asked if the group was ready to eliminate that option. All agreed.

Nick asked which plan the principals liked. Shawn stated that he is just excited that there is planning for a new addition, and he would take whatever was given. If he was given a preference, he likes the possibility of having four science rooms and the common area.

Shawn asked if the doors in the new shared entrance would all be security doors. Chelsea said yes, and Cari emphasized the need for better security that the shared and secured entry offers the building.

Cari had concerns about the location of the nurse's office in that it was buried in the back of the administration offices. She thought it would be better located in an area where students did not have to pass through admin offices. She also thought the Athletic Director and Special Ed Coordinator should also be in shared access are not in the high school administration offices. This gives the middle school students and staff better access to those shared spaces. Lyndon said that moving the nurse would be possible but that additional plumbing would be needed.

Cari also indicated that the shared entrance also gives better egress for the middle school gym events. She also supported moving the school store to another location.

Lisa asked if we would move the current cover over the walkway to the proposed main entrance. Chelsea said she wasn't sure as we hadn't reached that level of detail and wanted to make sure the shared entrance was going to be a consideration.

John asked if we were ready to narrow down the plans even further.

Norm stated that the shared access could be used with any of the plans.

Stan thought the layout of #6 brought the building too close to the parking area and would prevent any future needed expansion for parking.

Cari thought that aesthetically, the shared entrance from #5 and the classroom layout from plan #6 was a good combination.

Mary thought it would be important to keep the common area for the middle school.

Shawn asked to switch the Restorative and Conference Room around.

Tony said he had concerns about the amount of storage for janitorial. He stated that all of the storage areas for supplies is down on the other side of the school and will be quite a distance from the new addition. He asked for larger space.

Chelsea then showed some elevation drawings from the concepts that had been presented. Lyndon said the Chelsea has also modeled the concepts plans and would be able to show us 3-d images at the next meeting.

### **Item 3: Next Steps**

Chelsea will take the comments from tonight's meeting and bring back a single concept plan that blends the administration and shared entry from concept #5 with the classroom layout components from concept #6 and the shift of a couple of classrooms away from the parking area to the other end of that wing.

### **Item 4: Next Meeting Date**

Next meeting will be Tuesday, October 25th, 6 P.M. **at Bruce Whittier Middle School**

### **Item 5: Public Comment**

There was no one from the public in attendance.