

1. 5:00 P.M. School Facilities Ad Hoc Committee Agenda

Documents:

[11.8.16 SCHOOL FACILITIES AD HOC COMMITTEE AGENDA.PDF](#)

2. School Facilities Ad Hoc Committee Minutes

Documents:

[10.6.16 SCHOOL FACILITIES AD HOC COMMITTEE MINUTES.PDF](#)



## School Facilities Ad Hoc Committee

### Committee Co-Chairpersons

Marnie Morrione, Chair, Portland Board of Education • Ethan K. Strimling, Mayor

*David Brenerman, District 5 City Councilor*

*Justin Costa, District 4 City Councilor*

*Stephanie Hatzenbuehler, District 4 Board of Education*

*Nicholas M. Mavodones, At-Large City Councilor*

*Sarah J. Thompson, At-Large Board of Education*

*Anna Trevorrow, At-Large Board of Education*

**Tuesday, November 8, 2016**  
**5:00pm – 7:00pm**  
**City Hall – Council Chamber**

### Agenda

1. Review and approval of 10/6 Committee meeting minutes
2. Walk-through of financial questions
  - a. Jim Saffian, Bond Counsel
  - b. Brendan O'Connell, City Finance Director
3. Set topic areas for upcoming Committee meetings
  - a. Committee recommendations (11/17, 11/28)
  - b. Public hearing on Committee recommendations (12/2)



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**Thursday, October 6, 2016**

**5:00pm – 7:00pm**

**Casco Bay High School – 2<sup>nd</sup> Floor**

## Meeting Minutes & Notes

The meeting began at 5:16pm.

### **Attendance:**

Mayor Strimling, School Board Chair Marnie Morrione (Committee Co-Chairs)

Superintendent Xavier Botana

Councilors: David Brenerman, Justin Costa, Nicholas Mavodones

School Board Members: Stephanie Hatzenbuehler, Sarah Thompson, Anna Trevorrow

Deputy City Manager Anita LaChance

Special Assistant to the Mayor Jason J. Shedlock

Mayor Strimling began the meeting by welcoming the Committee members and the public and letting the attendees know the purpose of the evening. This meeting would consist of a school-by-school analysis, led by representatives of Oak Point Associates, the architectural firm that developed with Buildings for Our Future plan. Additional questions would be recorded and addressed at a later meeting. Specific questions about the financial impact and bonding strategies would also be addressed in depth at a future meeting.

Tyler Barter from Oak Point Associates led the Committee through an in-depth presentation on the reasoning behind the proposed school renovation costs (presentation incorporated into the meeting minutes). The following questions/concerns/statements were raised as Mr. Barter walked through his presentation:

1. Is the 5% that is outlined in the proposed budget for contingency adequate?
  - a. Yes, that is standard among the industry.
2. A concern was raised that 20 hours/week is not adequate for a Project coordinator.
3. Other than the regular “Clerk of the Works” is there a need for an “Educational Clerk of the Works” to with the principal and staff during construction?

4. When does the “Project Coordinator” begin work?
  - a. During design development.
5. What is “maker space?”
  - a. Maker space is essentially a “messy room” dedicated for students to build things and perform experiments. It typically has non-porous flooring and sinks.
6. Do other elementary schools have locker rooms?
  - a. Yes, the recently renovated elementary schools do have locker rooms.
7. Has there been any exploration of aggregating Pre-K classrooms, rather than having them in each school?
  - a. No, this has not been contemplated, as Pre-K is most successful when it is in communities that show the need, avoiding having parents to travel out of their communities to bring their child to class.
8. Is there a possibility to using more space at Ocean Avenue to house additional Pre-K classes?
  - a. It would cost an additional \$1 million to add a second floor to Ocean Avenue in order to house additional Pre-K classrooms. And this would not meet the need of having accessible Pre-K in communities across the city.
9. The Board of Education should take a formal vote on the expansion and the locations of Pre-K classrooms.
10. A concern was raised about leaving off the second floor for the Presumpscot renovation (which would limit the capacity to 307 learners) because of historic enrollment volatility and ignoring the future enrollment needs due to planned development in the neighborhood.
11. The costs for asbestos abatement could be reduced from the Longfellow budget because of ongoing summertime remediation that will take place before the commencement of renovation.
12. The mechanical costs are elevated at Longfellow because the school is a three-story building, as well as the fact that it shares a heating system with Deering High School.
13. Which is the preferred option: outfitting Longfellow with its own heating system, or upgrading the Deering System to efficiently and adequately serve both schools?
  - a. Both options have their benefits and drawbacks, but upgrading one system would mean that future maintenance would only need to be performed on one system, likely lowering future costs.
14. Why are the reconfiguration fees so high at Longfellow?
  - a. Ensuring the entrances is ADA-accessible as well as the installation of the elevator are major contributors of the elevated cost.
15. What are the costs of the ADA-accessibility items at Longfellow?
  - a. Oak Point will attempt to put together an estimate, though a hard and fast number is difficult to attain. There are a number of structural and mechanical changes that are entailed in the entire building, with those changes playing a role in ADA issues as well.

So while it might be difficult to ascribe exact costs, an attempt will be made to give as accurate an estimate as possible.

16. The District will find out in January if they received the State Revolving Loan Fund award for the elevator mechanical work at Longfellow. If the award is granted, that approximately \$1 million can be backed out of the Buildings for Our Future proposal.
17. Reports of the benefits of open and flexible space have been met with a change of course calling for the need of more privacy at Reiche. Which is built into the budget and which is best for student learning? What caused the change from open spaces to more partitions?
  - a. Movable partitions and the ability to have flexible space is built into the budget, as is daylighting, upgraded interior lights and acoustical improvements. The Superintendent along with the educators at Reiche have found that a hybrid approach that provides the opportunity to have the open space Reiche is known for as well as the ability to partition off sections for more focused learning and privacy when deemed necessary.
18. Will the ceiling stay the same at Reiche?
  - a. While the ceiling will structurally stay the same, the lights will be upgraded and lowered as well as acoustical treatments added.
19. Can operable partitions, such as the ones contemplated for Reiche, be added at Longfellow?
  - a. Yes
20. A concern was raised about flexible space, regarding the premise that if it is incorporated into one school, it should be incorporated into all schools if it is indeed the optimal design. The Board of Education should think about how buildings are being used with an eye toward equity.
21. We need a cost/benefit analysis of the solar domestic hot water planned for Reiche.
22. We need a breakdown of the cost for the lighting and acoustics at Reiche.
23. Why is the generator pad and conduit listed as a non-equity item at Lyseth but not the other schools?
24. What is the city's plan to fund the grounds improvements at Lyseth? What has been approved for actual construction?
  - a. The city has in its CIP improvements to the fields and parking lot on the Lyseth/Lyman Moore campus. More information will be provided on actual planning and implementation.
25. Based on the footprint and design at Lyseth, if the proposed second floor is eliminated, the school would need to have a smaller gymnasium.
26. According to shifting state guidelines, an elementary school-sized gymnasium would be smaller than that at Ocean Avenue school.
27. We need a breakdown of the sizes at all of the elementary school gymnasiums in the district.
28. We need a breakdown of the technical amendments to the proposal from what the Board submitted to the Council and what is currently in front of the Ad Hoc Committee.

29. Why isn't the playground at Presumpscot being upgraded as a part of the Builds for Our Future proposal?

- a. The equipment on the playground at Presumpscot are relatively new, but if enhancements are deemed necessary, they will be explored.

The minutes of the September 12th meeting of the School Facilities Ad Hoc Committee were approved unanimously.

The meeting adjourned at 7:06pm.

*Submitted by Jason J. Shedlock, Special Assistant to the Mayor & Council*