

1. 5:00 P.M. City Council Workshop

Documents: [AGENDA.PDF](#), [CITY COUNCIL 01-11-15 PACKET_4.PDF](#)



CITY OF PORTLAND, MAINE

CITY COUNCIL WORKSHOP

Monday, January 11, 2016

5:00 P.M.

City Hall – Room 209

AGENDA

1. Hall School



MEMORANDUM

To: Portland City Council
Subject: New Construction Project
Project Name: Hall Elementary School
Date: January 6, 2016

In April 2014, the Fred P. Hall Elementary School was placed on the State Department of Education's priority list for Major Capital School Construction. Oak Point Associates was selected to be the architect for the project in the fall of 2014, and the first meeting of the Hall School Building Committee was held on January 7, 2015. Over the past twelve months Oak Point Associates, the Hall School Building Committee, the Portland Board of Public Education, and the City of Portland have been working together to develop a predominantly state-funded new school construction project. The following is a brief project description, and a summary of the activities undertaken within the past year.

Project Description

The project objective is to construct a new elementary school to replace the existing school, with a slightly larger population than the existing school. The existing enrollment at Hall School is approximately 440 students, and the targeted enrollment at the new school is 558 students. The new school will accommodate the increasing enrollment that is projected to happen as a result of the Portland Public Schools' plan to better manage population growth at the Ocean Avenue Elementary School by shifting portions of the OAES district to the Hall School district, as well as adding two pre-Kindergarten classrooms. The existing school has an area of approximately 54,000 square feet, but is only a single-story building. The new school will have an area of approximately 84,890 gross square feet (gsf), and includes two classroom wings. One wing is two-story, and the other is single-story but will be designed with the structural capability to allow for a second story expansion in the future if additional student capacity is needed. (See attached floor plans) Of the 84,890gsf, 81,220gsf is supported by state funding, and 3,670gsf is proposed as locally funded increases to gym and cafeteria size (see "Locally Funded Options" below).

The new school will be constructed on the existing Hall School site. (A preliminary look at alternate school sites within the Hall School district was conducted but no property of the size needed was found that would be located in proximity to the district population center, and with the desired characteristics of a school site.) After conducting a regional analysis that considered consolidating the Longfellow and Hall Schools, the School Board voted on June 16, 2015 to move ahead with planning for a new Hall School on the existing Hall School site.

The concept developed for the new school proposes to construct the new school adjacent to the existing school, but further back on the site to allow for better vehicular circulation (and also to allow portions of the new school to be constructed while the majority of the existing school remains open). It aims to be sensitive to the Capisic Brook Watershed, and to retain as many of the character-defining aspects of the site that have a benefit to the school and to the public (Portland Trails, for example). It includes a playground and playing fields. The concept also proposes a new school entrance for parents and staff at Riggs Street, which would alleviate traffic congestion on Orono Road, provide flexibility and

additional vehicle capacity for drop-off and pick-up. (Bus traffic would utilize Orono Road.) The project includes separate bus and parent loops, as well as a parking lot for 100 cars. (See attached site plan)

Activity Summary

Architect hired	Fall 2014
Building Committee convened	January 7, 2015
Regional Analysis completed	June 16, 2015
Site Approval by State Board of Education	December 9, 2015
Concept Approval State Board of Education	January 13, 2016 (anticipated)

An April 2016 referendum is desired, and upon successful voter approval of the project Oak Point Associates would begin development of construction documents, with the intent to put the project out to competitive bid in the Spring of 2017. (See attached Project Schedule)

Locally Funded Options

The State of Maine has specific parameters within which state funding is allocated to major capital construction projects. The Department of Education (DOE) has published guidelines and standards that set a consistent baseline standard for new schools, which communities are allowed to supplement with local funding.

Over the past several months, the building committee has been developing a list of locally funded options to improve the educational delivery within the building, improve energy efficiency, enhance the security for students and staff as well as reducing the costs associated with stormwater management. At its November 4, 2015 meeting the building committee voted to recommend that specific items be considered by the Portland Board of Public Education and Portland City Council as locally funded improvements. On December 8, 2015 the Portland Board of Public Education voted to approve the list of locally funded improvements for City Council action.

Descriptions and estimated costs for locally funded options are attached (see School Board Recommended Local Improvements summary and Construction Budget sheet).



OAK POINT
ASSOCIATES

architecture
engineering
planning

Hall Elementary School

Summary-School Board Recommended Local Improvements and Final local financing requirements

January 6, 2016

The following improvements were recommended by the Portland Board of Public Education at their December 8, 2015 Meeting

Improvements Recommended by the Portland Board of Public Education

1 Classroom security upgrades	\$	53,235
2 Operable Partitions	\$	38,455
3 Additional Play Equipment/Outdoor Learning	\$	49,690
4 Sod on athletic fields	\$	37,865
5 Rehabilitation of Orono Road	\$	31,950
6 LEED Certification	\$	35,000
7 Middle School Sized Gymnasium	\$	538,090
8 Larger Cafeteria	\$	346,675
9 Stormwater Treatment	\$	194,525

Additional required Local Funding

10 BAN Interest Reserve	\$	65,000
Total	\$	1,390,485



Hall Elementary School
Summary-Building Committee Recommended Local Improvements

January 6, 2016

Recommended improvements		
1 Classroom security upgrades	\$	53,235
Providing a safe and secure learning and work environment for all students and staff is a critical component of modern school design. Planned improvements would provide an electronic locking system that would allow designated staff members to initiate emergency lockdown procedures remotely as well as hardening of the interior vestibule doors/glass. These enhancements will be coordinated with district emergency management policies as well as first responders to ensure a comprehensive solution is obtained.		
2 Operable Partitions	\$	38,455
Staff has requested the ability to have two rooms per grade (K-5) serve as team teaching spaces. The current school has two team teaching rooms. Operable partitions would be used to allow the two classroom spaces to be combined. The existing Hall Elementary School has two teams successfully using a team teaching model for their instructional practices. DOE has listed these partitions as premium in their guidelines but have agreed to provide two as replacements for existing spaces. These locally funded partitions are in addition to those supported by DOE.		
3 Additional Play Equipment/Outdoor Learning	\$	49,690
The DOE provides \$160 per student for play equipment and very limited landscaping for the total project which typically will not be sufficient to construct outdoor learning spaces. The Playground/Outdoor Learning Spaces subcommittee has been working with the City and Hall Elementary Staff to develop a comprehensive outdoor learning plan to further the educational goals of the school and provide the much needed community play spaces. Purchase of additional equipment through the contract would provide cost savings and align equipment warranties.		
4 Sod on athletic fields	\$	37,865
The construction of the athletic fields will occur after the demolition of the existing school, in the final summer of construction. The fields are being used not only for the physical education curriculum and community athletics, but as part of the recreational space for recess and the after school recreation program. Because almost everything else has to be constructed before lawn can be seeded, seeding will likely occur in the late summer/early fall, making the field unusable for at least one year while a sustainable stand of turfgrass is established. Sod would allow the field to be used for athletics the following spring, and would be less vulnerable to accidental foot damage during the fall months, even though use of the fields for recreation and recess will be prohibited or significantly limited until roots have knit with the underlying soil.		

Hall Elementary School
Summary-Building Committee Recommended Local Improvements

January 6, 2016

5 Rehabilitation of Orono Road	\$	31,950
Installation of a new water main on Orono Road serving the new school will require excavation and trenching of the street. The trench is estimated to be 8' wide and the road is 24' wide in total. The State will cover the cost of the trench patch but not resurfacing of the entire street. There would be savings to the city to perform this work as part of the project as the contractor will be mobilized for this work.		
6 LEED Certification	\$	35,000
The City of Portland's Code of Ordinances, Section 6-165-Green Building code establishes the energy performance requirements for construction and renovation projects in the city and aims to minimize the impact of projects on the environment, promotes healthy workplaces and conserving natural resources. Section 6-167 requires that all new construction and renovation projects over 2,000 sf that are owned or occupied by the City of Portland be certified to the LEED Silver level. DOE will not support the additional application fees and expenses relating to LEED Certification.		
7 Middle School Sized Gymnasium	\$	538,090
Review of available athletic facilities by Parks and Recreation noted a deficiency of gymnasium space for community uses. The larger gym would also provide the school and community a larger performance space. It would not be possible to enlarge the gymnasium after the completion of construction. A middle school-sized gymnasium is 2,275 square feet larger than the DOE-funded elementary school gymnasium.		
8 Larger Cafeteria	\$	346,675
Hall Elementary staff has requested that the cafeteria be sized to accommodate two lunch seatings (DOE supports a cafeteria sized for three lunch seatings). Staffing the three lunches takes away from the instructional opportunities for students because ed techs are covering 90 minutes of lunch supervision. The cafeteria is one of the most important social learning centers of an elementary school. By providing more space we could spread students out and be more responsive to unmet needs. It would be expensive to enlarge the cafeteria after the completion of construction. The cafeteria would increase in size by 1,395 square feet.		

Hall Elementary School
Summary-Building Committee Recommended Local Improvements

January 6, 2016

9 Stormwater Treatment	\$	194,525
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The DOE will fund stormwater treatment necessary to obtain DEP permitting. With impending City of Portland stormwater impact fees, options to reduce the fee were evaluated to either reduce or eliminate the fee. The additional improvements utilize the infrastructure that is constructed through the State project and increases the overall system capacity. This improvement will fund treatment sufficient enough to eliminate the impact fee.

10 BAN Interest Reserve	\$	65,000
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The Maine Department of Education rules governing Major Capital Improvement Projects require that the interest between BAN and Bond are balanced. Analysis by bond counsel indicates that the current design and construction schedule will result in a deficit which is required to be a local expense.

Total	\$	1,390,485
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Portland Public Schools
Hall Elementary School
 Grades Pre-K through 5, Capacity: 558 Students

Oak Point Associates
Concept Approval
 January 13, 2015

	State/Local	Local Only & Other Funding	Total
A CONSTRUCTION			
1 Construction Estimate	\$22,091,000	\$1,077,000	\$23,168,000
	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Subtotal	\$22,091,000	\$1,077,000	\$23,168,000
B ADMINISTRATIVE COSTS & RESERVES			
2 Land Purchase and Related Costs	\$1,150	\$0	\$1,150
3 Moveable Equipment	\$1,461,960	\$16,740	\$1,478,700
4 Advertising and Legal	\$167,257	\$65,000	\$232,257
5 Percent for Art	\$50,000	\$0	\$50,000
6 Project Reserves	\$75,000	\$35,000	\$110,000
7 Project Contingency	<u>\$2,209,100</u>	<u>\$107,700</u>	<u>\$2,316,800</u>
Subtotal	\$3,964,467	\$224,440	\$4,188,907
C FEES AND SERVICES			
8 Architect / Engineer Basic Services	\$1,502,188	\$73,236	\$1,575,424
9 Architect / Engineer Additional Services	\$54,000	\$0	\$54,000
10 Architect / Engineer Reimbursables	\$63,845	\$0	\$63,845
11 Site Selection	\$15,225	\$0	\$15,225
12 Permitting & Approvals	\$213,105	\$0	\$213,105
13 Survey and Soils	\$71,760	\$0	\$71,760
14 Construction Testing	\$25,000	\$0	\$25,000
15 Project Coordination	\$76,281	\$3,719	\$80,000
16 Clerk of the Works	\$167,056	\$8,144	\$175,200
17 Commissioning	\$80,944	\$3,946	\$84,890
18 Other Professional Services	<u>\$5,100</u>	<u>\$0</u>	<u>\$5,100</u>
Subtotal	\$2,274,504	\$89,045	\$2,363,549
D TOTAL PROJECT COST	\$28,329,971	\$1,390,485	\$29,720,456
E Other Funding Sources	\$0	\$0	\$0
F Maximum Bond Amounts	\$28,329,971	\$1,390,485	\$29,720,456

Portland Public Schools

Hall Elementary School

*Concept Approval
December 21, 2015*

PROPOSED PROJECT SCHEDULE

<u>Activity</u>	<u>Date</u>
Site Approval by State Board of Education	December 09, 2015
Concept Approval by State Board of Education	January 13, 2016
Referendum Date	April 5, 2016
Design Development Complete	October 2017
100% Construction Documents Complete	February 2017
Design & Funding Approval by State Board of Education	March 2017
Project out to Bid	March 2017
Bid Opening	May 2017
Final Funding Approval by the Commissioner of Education	Spring 2017
*Dept. of Education Established Bond Date	Spring 2018
Substantial Completion	Summer 2018
Occupancy	Fall 2018
<i>*Bond date contingent upon Legislative appropriation.</i>	

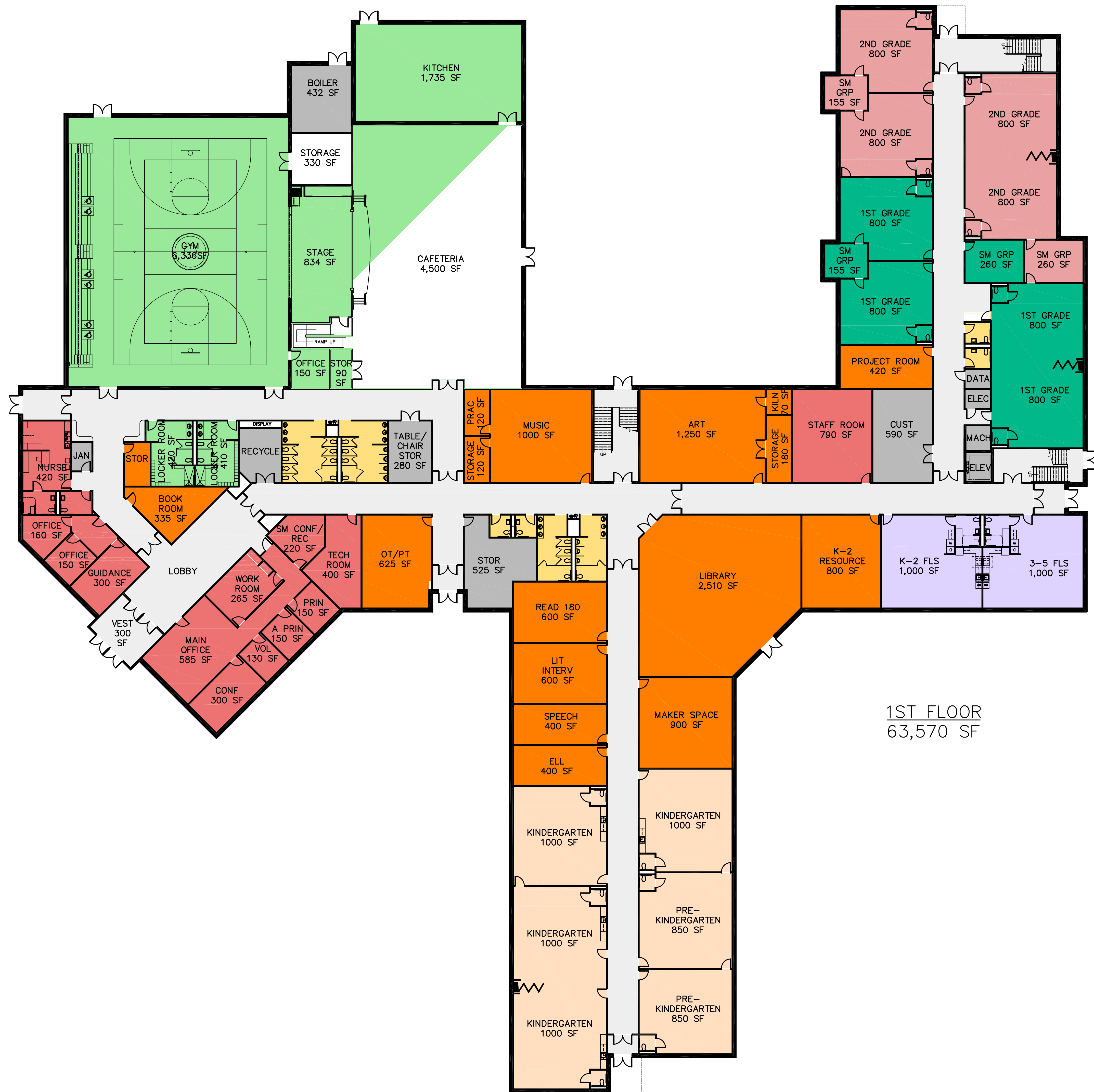
SQUARE FOOT SUMMARY

<u>Space Definition</u>	<u>State/Local</u>	<u>Local Only</u>	<u>Total</u>
New Construction (sf)	81,220	3,670	84,890 sf
Renovation (sf)	<u>0</u>	<u>0</u>	<u>0 sf</u>
Total	81,220	3,670	84,890 sf



FRED P. HALL ELEMENTARY SCHOOL
 Portland, Maine

Schematic Site Plan



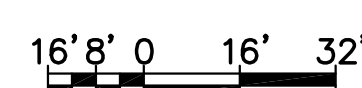
1ST FLOOR
63,570 SF

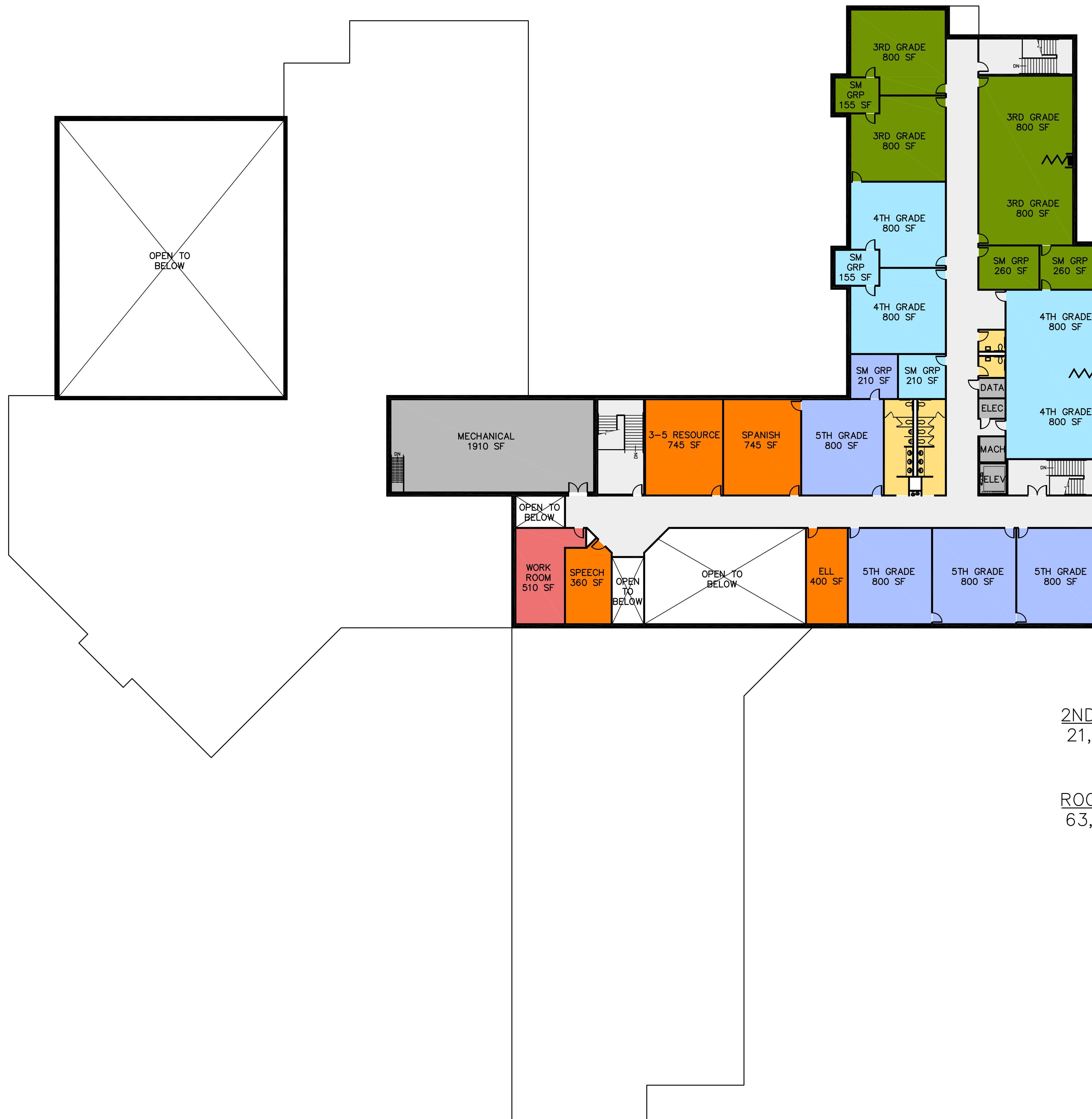
- KINDERGARTEN
- 1ST GRADE
- 2ND GRADE
- 3RD GRADE
- 4TH GRADE
- 5TH GRADE
- SHARED SPACES
- GUIDANCE/ADMINISTRATION
- CAFETERIA/KITCHEN/GYM
- CIRCULATION
- MECH/STORAGE/JANITOR
- TOILET
- FUNCTIONAL LIFE SKILLS

Hall School - Portland, Maine

DECEMBER 21, 2015

CONCEPT FIRST FLOOR





2ND FLOOR
21,165 SF

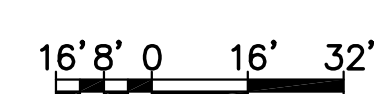
ROOF AREA
63,770 SF

- KINDERGARTEN
- 1ST GRADE
- 2ND GRADE
- 3RD GRADE
- 4TH GRADE
- 5TH GRADE
- SHARED SPACES
- GUIDANCE/ADMINISTRATION
- CAFETERIA/KITCHEN/GYM
- CIRCULATION
- MECH/STORAGE/JANITOR
- TOILET
- FUNCTIONAL LIFE SKILLS

Hall School - Portland, Maine

DECEMBER 21, 2015

CONCEPT SECOND FLOOR



ARCHITECTURE ■ ENGINEERING ■ PLANNING



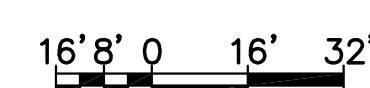
MAIN FLOOR PLAN

	STATE/LOCAL FUNDED	81,220 SF
	LOCAL ONLY FUNDED	3,670 SF
	TOTAL SF	84,890 SF

Hall School - Portland, Maine

DECEMBER 21, 2015

CONCEPT



OAK POINT
ASSOCIATES



ARCHITECTURE ■ ENGINEERING ■ PLANNING