

1. Hall School Building Committee Agenda

Documents: [HALL SCHOOL MEETING 10-21-15_4.PDF](#)

HALL SCHOOL BUILDING COMMITTEE

Date: Wednesday, October 21, 2015

Time: 6:00 p.m.

Location: Hall Elementary School Library

AGENDA

1. Review current project timeline
2. Review potential changes to the site plan and access roads
3. Prioritize potential locally funded options
4. Review concept floor plan progress



MEMORANDUM

To: Hall School Building Committee

Subject: Meeting Packet- 10/21/15

Project Name: Hall Elementary School

Date: October 16, 2015

The meeting packet for October 21, 2015 contains the following items:

- Meeting Agenda
- An updated timeline for Site Approval, Concept Approval and local referendum process
- List of potential local options and costs

Schematic Site Plan

We have been asked to look at an alternative access point to the site. A site plan is currently being developed to show how a potential access road could be brought directly from Warwick through acquisition of an undeveloped lot in an effort to minimize the construction costs of the access road. An option for this access road will be presented at the building committee meeting.

Locally Funded Options

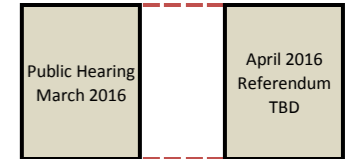
The list of locally funded options developed at the last building committee meeting has been developed. Using this list, estimates of probable cost are being developed and further discussions with the State on items that could be included in the project are ongoing. The attached list provides preliminary estimates for review of the committee. These will be refined as the concept budget progresses with DOE.

Schematic Floor Plans

A significant change to the concept floor plans is currently in development. A number of concerns that have been brought up at meetings with Hall Elementary Staff, Building Committee and the Department of Education warranted this modification. Updated floor plans will be presented at the building committee meeting.

**PROJECT TIMELINE: SITE AND CONCEPT APPROVAL
FRED P. HALL ELEMENTARY SCHOOL**

	OCTOBER					NOVEMBER					December				January					
WEEK OF	28-Sep-15	5-Oct-15	12-Oct-15	19-Oct-15	26-Oct-15	2-Nov-15	9-Nov-15	16-Nov-15	23-Nov-15	30-Nov-15	7-Dec-15	14-Dec-15	21-Dec-15	28-Dec-15	4-Jan-16	11-Jan-16	18-Jan-16			
APPROVAL PHASE	SITE APPROVAL																			
	CONCEPT APPROVAL																			
											Major Milestone		Major Milestone		Major Milestone	Major Milestone				
STATE DEPT. OF EDUCATION Facilities Staff (DOE) Construction Committee (CC) State Board (SB)											State Board Meeting (CC) Site Approval 11/30/15	Draft Concept App to DOE 12/14/15	State Board Meeting (SB) Site Approval 12/10/15	State Board Meeting (CC) Concept Approval Date: TBD	State Board Meeting (SB) Concept Approval Date: TBD					
																	Major Milestone			
CITY OF PORTLAND																	Council Approve referendum Date: TBD			
																	Major Milestone			
PORTLAND BOARD OF PUBLIC EDUCATION											Meeting (update) 12/8/15							Special Mtg: request Council to approve referendum Date: TBD		
																	Major Milestone	Major Milestone	Major Milestone	Major Milestone
HALL SCHOOL BUILDING COMMITTEE/OPA/PPS				Building Committee Meeting 10/21/15 (If Needed)		Building Committee Meeting 11/4/15		Building Committee Meeting 11/18/15 (If needed)			Major Milestone	Site Approval Straw Poll Date: TBD	Building Committee Meeting 12/2/15		Major Milestone	Concept Approval Straw Poll Date: TBD		Major Milestone	Building Committee Meeting 1/6/16	Straw Poll Date: TBD
PPS STAFF																				



Potentially Local Funded Options

Additional Program Space and Features

- **Potential Upgrade:** Middle School Sized Gymnasium

Reason: Review of available athletic facilities by Parks and Recreation noted a deficiency in this neighborhood of gymnasium space for community uses. 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.

Additional Local Expense: \$532,000

LEED: No

Payback: N/A

- **Potential Upgrade:** Cafeteria sized for two lunch periods, 1/2 of the student body (DOE will fund 3 seatings (1/3 of student body))

Reason: Hall Elementary staff has requested that the cafeteria be sized to accommodate two lunch seatings. It would be expensive to enlarge the cafeteria after the completion of construction. The cafeteria would increase in size by 1,395 square feet.

Additional Local Expense: \$343,000

LEED: No

Payback: N/A

- **Potential Upgrade:** Operable partitions for general classrooms

Reason: Staff has requested the ability to have two rooms per grade serve as team teaching spaces. The current school has two team teaching rooms. Operable partitions would be used to allow the two spaces to be combined. DOE has listed these partitions as premium in their guidelines but have agreed to provide two as replacements for existing spaces. These partitions are in addition to those supported by DOE.

Additional Local Expense: \$12,500 for each partition, \$50,000 to provide 1 per grade (in addition to DOE funded partitions)

LEED: No

Payback: N/A

- **Potential Upgrade:** Additional Security upgrades to classroom doors and entry

Reason: Providing a safe and secure learning and work environment for all students and staff is a critical component of modern school design. Additional discussions on potential improvements is ongoing.

Additional Local Expense: Cost analysis is under development

LEED: No

Payback: N/A

- **Potential Upgrade:** Sinks in each classroom

Reason: Hall Elementary Staff has requested sinks be provided in each of the general classroom spaces. This is a critical component of the function of these spaces for both cleanliness and program needs. It is unclear what the State will fund at this point but discussions are ongoing.

Additional Local Expense: Cost analysis is under development

LEED: No

Payback: N/A

Exterior Improvements

- **Potential Upgrade:** Additional Play Equipment and construction of Outdoor Learning Spaces

Reason: 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. Purchase of additional equipment through the contract would provide cost savings and align equipment warranties. The playground subcommittee is reviewing desired site elements.

Additional Local Expense: Cost analysis is under development

LEED: No

Payback: N/A

- **Potential Upgrade:** Additional Stormwater treatment areas

Reason: The DOE will fund stormwater treatment necessary to obtain DEP permitting. With impending City of Portland stormwater impact fees, options to reduce the fee should be evaluated to determine long term cost benefits.

Additional Local Expense: To reduce the city stormwater impact fee by 85% an additional \$175,000 would be needed. To eliminate the fee an additional \$190,000 would be needed.

LEED: Yes

Payback: 85%=54 years, 100%=36 years

- **Potential Upgrade:** Repaving and rehabilitation of Orono Road

Reason: Installation of the new water main on Orono Road 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. The addition of a bike lane may also be investigated. 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.

Additional Local Expense: \$32,000

LEED: No

Payback: N/A

- **Potential Upgrade:** SOD on Athletic Fields

Reason: The construction of the athletic field will occur after the demolition of the existing school. With the late construction, seeding will likely occur in the fall, making the field unusable for a year. SOD would allow the field to be used the following spring.

Additional Local Expense: \$41,000

LEED: No

Payback: N/A

Energy Efficiency and Sustainable Design Enhancements

- **Potential Upgrade:** Solar Thermal Hot Water

Reason: Solar Thermal Hot Water would reduce the overall energy usage for the building. This option should be evaluated to determine the long term cost benefits.

Additional Local Expense: Cost analysis is under development

LEED: Yes

Payback: TBD

- **Potential Upgrade:** Photovoltaic Panels-On Site Renewable Energy

Reason: Photovoltaic panels would reduce the overall electrical usage for the building. Under the LEED Rating system, EAc2 On-site renewable energy utilizes this production in its calculations. Up to 7 points are available through the installation of these systems. Points are awarded by percentage of offset building energy costs (total building energy).

Additional Local Expense: 1%=\$35,000, 3%=\$87,000, 5%=143,000, 7%=\$201,000, 9%=\$258,000, 11%=315,000, 13%=\$375,000.

LEED: Yes

Payback: TBD

- **Potential Upgrade:** Additional insulation for exterior walls and roof.

Reason: Additional insulation would reduce the overall energy usage for the building. This option should be evaluated to determine the long term cost benefits.

Additional Local Expense: Cost analysis is under development

LEED: Yes

Payback: TBD

- **Potential Upgrade:** Geothermal Heating.

Reason: In some applications, Geothermal systems can be used to reduce the energy usage of the building. The heating/cooling system options are currently being evaluated.

Additional Local Expense: Cost analysis is under development

LEED: Yes

Payback: TBD

- **Potential Upgrade:** LEED Certification

Reason: 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 to be owned or occupied by the city of Portland over 2,000 sf be certified to the LEED Silver level. DOE will not support the additional application fees and expenses relating to LEED Certification

Additional Local Expense: Cost analysis is under development

LEED: Yes

Payback: N/A