



## Meeting Notes

**Project:** MSAD 75 High School

**Date:** August 19, 2015

**Attendees:** MSAD 75 Building Committee:

Kim Totten  
 Steve Dyer  
 Jane Lcease  
 Scott McKernan  
 Joanne M Roger  
 Brad Smith  
 Darcie Moore  
 Scott Cook  
 Donna Brunette

Chris Shaw  
 David Johnson Jr.  
 John Hodge  
 David Johnson  
 Krista Chase  
 Emily Robbins  
 Julie Booty  
 Noah Cook

Kathy Kahill, PDT Architects  
 Lyndon Keck, PDT Architects  
 Alan Kuniholm, PDT Architects

**Purpose:** Building Committee 08

Topic/Time	Agenda/Notes	Action
<b>2 Mins.</b>	1. Approval of Meeting Notes from 7/15/15 <ul style="list-style-type: none"> <li>- Chris Shaw requested that all building committee members in attendance be listed</li> <li>- Notes were approved</li> </ul>	
<b>3 Mins.</b>	2. Public Comment <ul style="list-style-type: none"> <li>- None</li> </ul>	
<b>Town Meeting Dates (15 Mins)</b>	3. PDT reviewed schedule for upcoming public meetings <ul style="list-style-type: none"> <li>- Request made to video the 1<sup>st</sup> meeting in Bowdoin for inclusion on the public cable access channel – Steve Dyer agreed to coordinate this</li> <li>- PDT recommended that at least two building committee members attend each public meeting</li> </ul>	
<b>Ed Spec Update (20 min)</b>	4. Update from Donna on the work the team has done on the Educational Specifications. <ul style="list-style-type: none"> <li>- Clear design themes have emerged from all the documentation the team is culling. These will be used to back-check the Ed. Specs. as they are developed further.</li> <li>- Next steps include site visits for the Ed. Spec. team to ask questions about the process and the decisions made by other schools.</li> <li>- Donna will post the Draft on the Google Drive for input from the building committee</li> </ul>	



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	<ul style="list-style-type: none"> <li>- Joanne requested that it be posted on the school website for access by the School Board.</li> <li>- Lyndon explained that the DOE will review the Ed Spec to make sure it is forward thinking</li> <li>- PDT will use the Ed Spec as a road map for programming, square footages, and concept design</li> <li>- Donna expects the site visits to happen end of August with final draft ready by mid-September</li> <li>- Next steps: Building Committee will recommend it to the School Board; then the School Board votes to submit it to the DOE for review and approval.</li> </ul>	
<b>Phase I ESA (10 min)</b>	5. PDT reviewed findings of Phase I Environmental Site Analysis	
<b>Hazardous Materials Survey (20 Mins)</b>	6. PDT reviewed findings of Hazardous Materials Survey of the existing building	
<b>Site Test Fits (20 min)</b>	7. PDT reviewed (4) possible site use scenarios including options that address Region 10 CTE <ul style="list-style-type: none"> <li>- Chris Shaw noted that not all the parts are the same in each test fit, and that PDT used various permutations in order to prove the project can take place on this site</li> <li>- PDT reviewed again the vernal pools and directional buffers and the goal to maintain existing developed area, but minimize additional developed area within setbacks</li> <li>- Chris confirmed that the SAD is looking to obtain a VRAP on the new fields site</li> </ul>	
<b>DRAFT New vs. Reno Report (20 min)</b>	8. Review findings of New vs. Renovation Study <ul style="list-style-type: none"> <li>- PDT recommends new construction; Lyndon then discussed how we arrived at that recommendation</li> <li>- Lyndon reviewed the challenges of the existing building               <ul style="list-style-type: none"> <li>• On-going structural issues since shortly after construction</li> <li>• Unusual shape for education – one large box rather than thinner wings</li> <li>• Lack of perimeter for classroom spaces</li> </ul> </li> <li>- Lyndon reviewed the cost per square foot will be the same in the eyes of the DOE, so we also have to look at premiums associated with both New and Renovation               <ul style="list-style-type: none"> <li>• Atrium, new gym, housing of students during construction</li> </ul> </li> <li>- Committee requested clarification on structural premium</li> </ul>	



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	<ul style="list-style-type: none"> <li>- PDT encouraged Committee to challenge assumptions that we've made in order to truth-test our recommendation</li> <li>- Discussion of the Field House proceeded with concerns raised about tax payers paying for the maintenance of an additional space, concerns about who would use it and how it would be used, concerns about maintaining a competition gym that may get overused by rec. students.</li> <li>- PDT suggested that the Field House should not be the tail that wags the dog for this project, noting that the DOE will not pay for a new gym AND the renovation of the Field House, and suggesting that the district study the ROI for running a Field House long-term</li> <li>- PDT reminded the Committee that if New and Renovation are financially equal – or very close - the DOE will look to the Committee to recommend the advantage of one over the other.               <ul style="list-style-type: none"> <li>• PDT explained that we had considered some of these items such as that the building as currently shaped is not an educationally appropriate building, that it will always have things that will limit flexibility such as floor-to-floor heights, how to reuse the cafeteria and tiered slabs in this area, and the grief factor of trying to house the students during construction.</li> <li>• However – PDT also reminded the Committee that they can go against PDT's recommendation if they find compelling reason to do so based on community input or their own concerns.</li> </ul> </li> <li>- Steve Dyer suggested that some assumptions made thus far by the Committee should be run by the taxpayers (eg. the Field House)</li> </ul>	
<p><b>Student Planning (5 min)</b></p>	<p>9. PDT recommended that the district start considering scenarios for abandoning the site should renovation be the direction we proceed in.</p> <ul style="list-style-type: none"> <li>- PDT stipulated that the students CANNOT remain in the building while it is renovated. This building cannot be safely separated to house both construction and students.</li> </ul>	
	<p>10. Upcoming Building Committee Meetings          @ MTA HS Learning Commons 5:30 – 7:30</p> <ul style="list-style-type: none"> <li>• September 16, 2015</li> </ul>	