Meeting Notes

Project: Freeport High School

Date: January 7, 2015

Attendees: Lyndon Keck, PDT Abigail Cram, PDT
Kathy Cogan, PDT
Building Committee (see attached attendance list)

Purpose: Building Committee Meeting 01

Topic	Agenda/Notes	Action
Budget	1. Due to inflation, project budget needs to adjust 5.5%-6% or $680K 2. PDT revised plan to reduce square footage by 3252 S.F. - Simplify shape of 2nd floor - Reduce extent of the perimeter walls by 13.5% - Reduce parent drop-off parking by a few spaces - Reduce the number of new parking spaces @ student lot - Reduce the scope of the renovation work in the 1961 building 3. Discussed potential bid alternates (see hand-out attached) 4. The budget approved by Referendum is $14,638,009 - $11,477,000 construction costs - 10% contingency + soft costs	
New Plan Review	5. PDT reviewed the changes made from the referendum plans to accommodate the inflation impact on the budget and address the vision Brian Campbell has for academic houses & Learning Labs	
Energy Goals	6. PDT reviewed and discussed preliminary energy targets for the project - Discussed that we are not attempting certification in any one program but will use various programs as guidelines to achieve a very energy efficient building - Committee agreed that money for certification is better spent on the building - PDT has suggested a new zero energy add as an additional goal.	
Schedule	7. PDT reviewed the schedule for completing the design and contract documents for bidding - Question was raised about trying to get bidding documents out earlier in the summer. PDT replied that earlier than the targeted August date is too aggressive 8. PDT discussed the nature of the phased construction - PDT will work with the Committee to design the phased construction while building is occupied.	
Concerns from the Committee	9. Previous committee worked hard to mitigate bottleneck at corridor in front of new Art classrooms	

Topic	Agenda/Notes	Action
	- Existing corridor wall is a bearing wall, so removing large lengths of it as shown in previous plans is not cost effective - Seating and break-out spaces at either end of the existing narrow corridor are maintained - New expansion corridor is significantly wider to accommodate student traffic 10. Net Loss of (1) Classroom with redesigned plans - Learning Lab in addition can function as a classroom 11. Committee requested updated "space allocation" program sheets with efficiencies and population etc. - PDT will have these for the next Committee Meeting 12. Discussed "safety valve" for additional expansion - PDT's goal is to still build the structure to allow for future expansion on the 2nd floor over the cafeteria and. Original plan assumed allowing for a 3rd floor. - PDT will run cost implications of this for Committee to evaluate - Lyndon also reminded the Committee that there are opportunities for (4) additional classrooms at either end of the existing Science Wing. 13. Reviewed theater storage and square footages of music spaces. There was not Stage Craft Room in the previous plan. 14. Reviewed STEM location – initial discussions put STEM classrooms on outside wall for program elements such as wind tunnel & deliveries. - PDT will need to meet with the new STEM teachers to review program requirements for these classrooms 15. Question was asked if we were able to reduce the plans by 3000 S.F., will we still need to implement the Deduct Alternates listed - PDT will need to prepare a detailed cost estimate before we can determine if the reductions made were enough - PDT will be working on this in the coming weeks & months 16. Committee requested examples of Solar Tubes and anecdotal data about success, maintenance, snow build-up etc. - PDT will get additional data on snow build-up and provide the Committee with local installations 17. Question was raised about the mix of classroom sizes in each academic house. - Brian will review the mix of classroom sizes and types - Learning labs in each part of the building can also be used as small classrooms as needed 18. Concerns raised about current security issues with after-hours events in the Gym and FPAC - PDT will review with school security needs for all portions of the building and access needs for programs, events, etc. with administrators	

Meeting Notes

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Next Meeting	19. The Committee will reconvene on 1/21 at 8:00 AM to review and discuss the information PDT presented today.	

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JE Montello

Peter Murray

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PDT ARCHITECTS

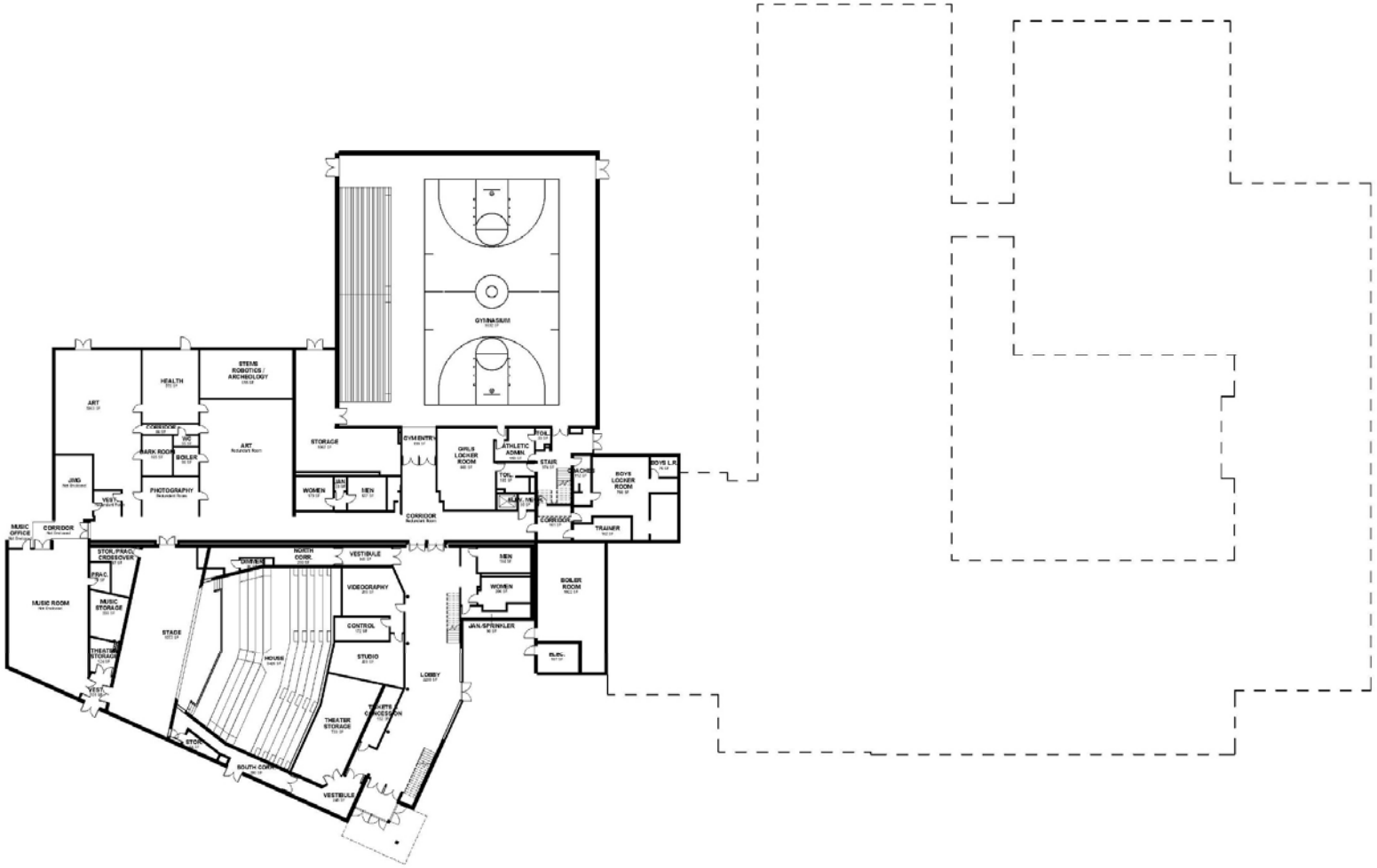
RSU #5 FREEPORT HIGH SCHOOL

PDT ARCHITECTS

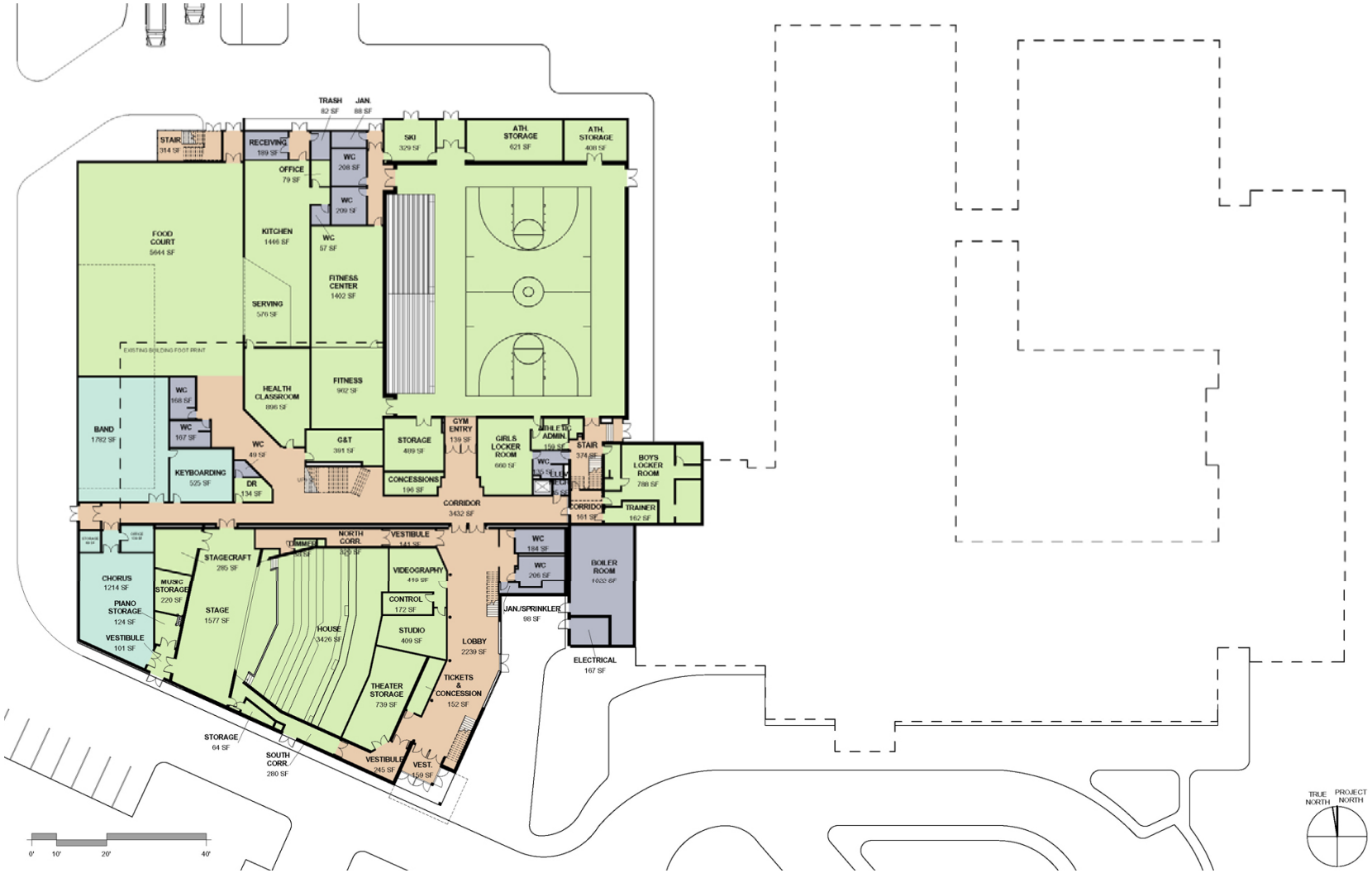
PROJECT HISTORY

- DESIGN
- BUDGET
- SCHEDULE

EXISTING
LOWER LEVEL



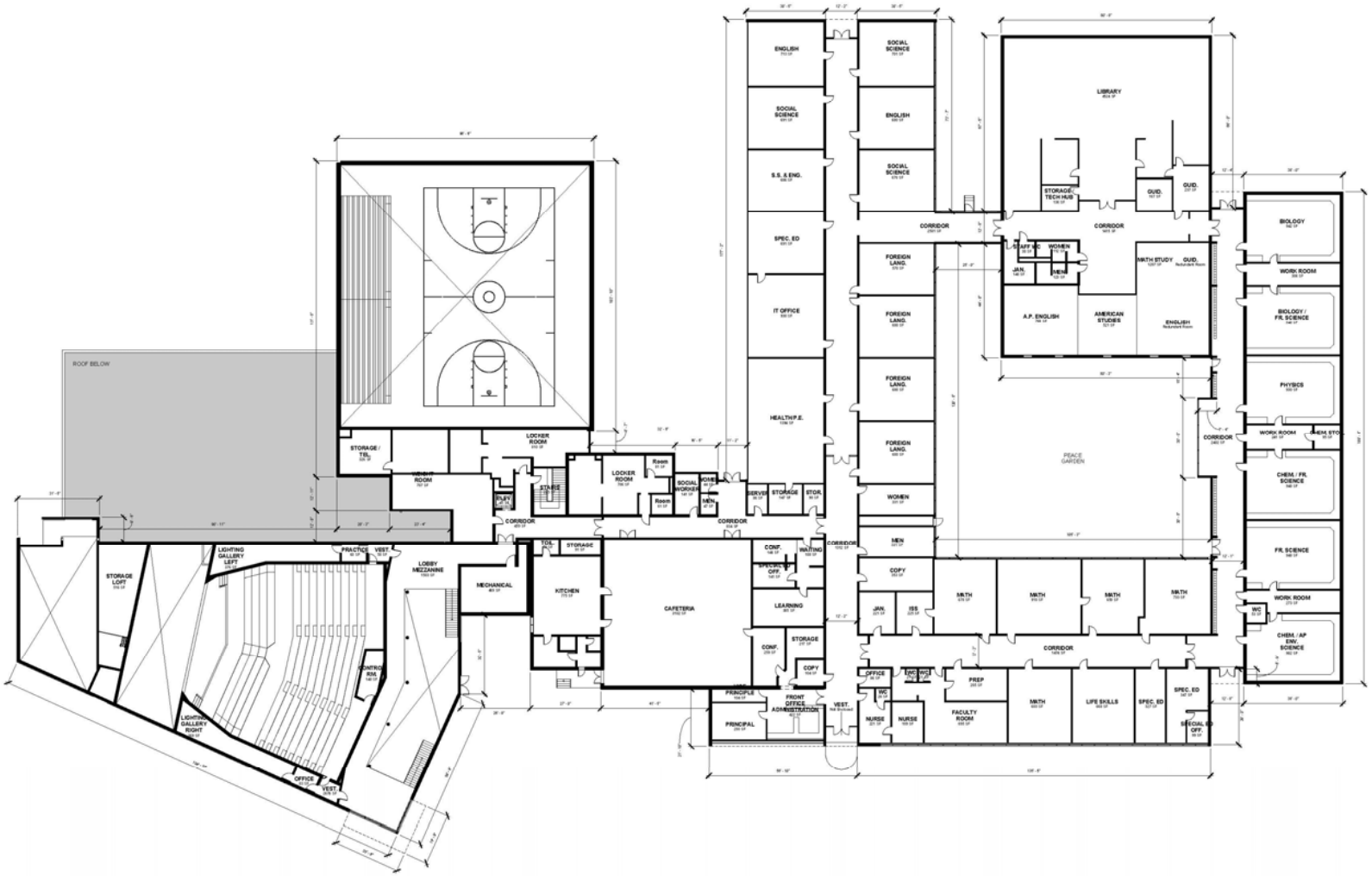
AUGUST 2013
LOWER LEVEL



PDT ARCHITECTS

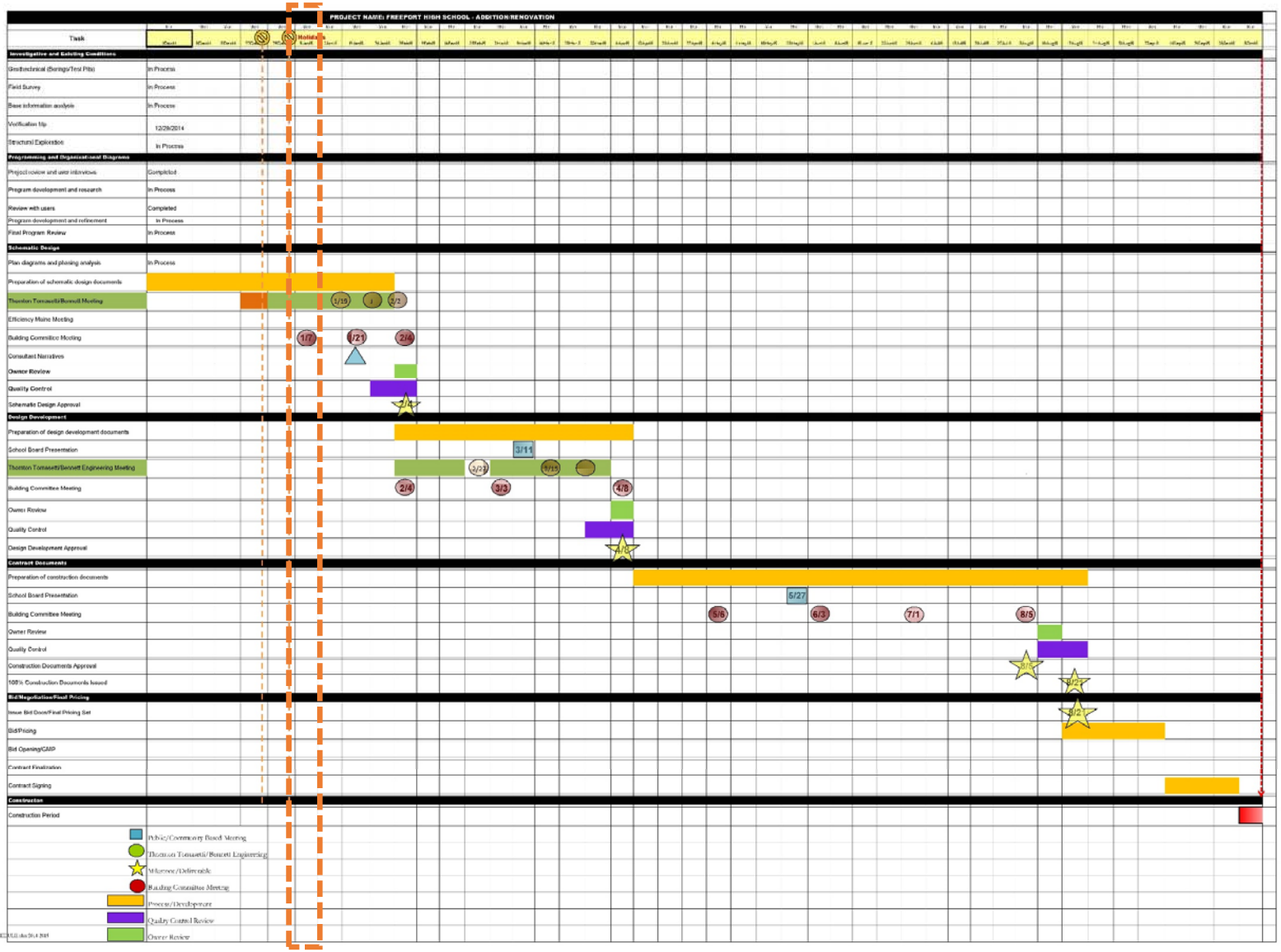
EXISTING
UPPER LEVEL

PDT ARCHITECTS



AUGUST 2013
UPPER LEVEL

PDT ARCHITECTS



P D T
ARCHITECTS

PDT ARCHITECTS

WORK ACCOMPLISHED TO DATE

- SOURCING + COMPILING EXISTING DRAWINGS
- VERIFICATION OF EXISTING CONDITIONS
- REVISED ADDITION FLOOR PLANS TO ACCOMMODATE REDUCED SQUARE FOOTAGE
- REVISED ESTIMATE
- SURVEY
- MEETINGS WITH BRIAN CAMPBELL

PDT ARCHITECTS

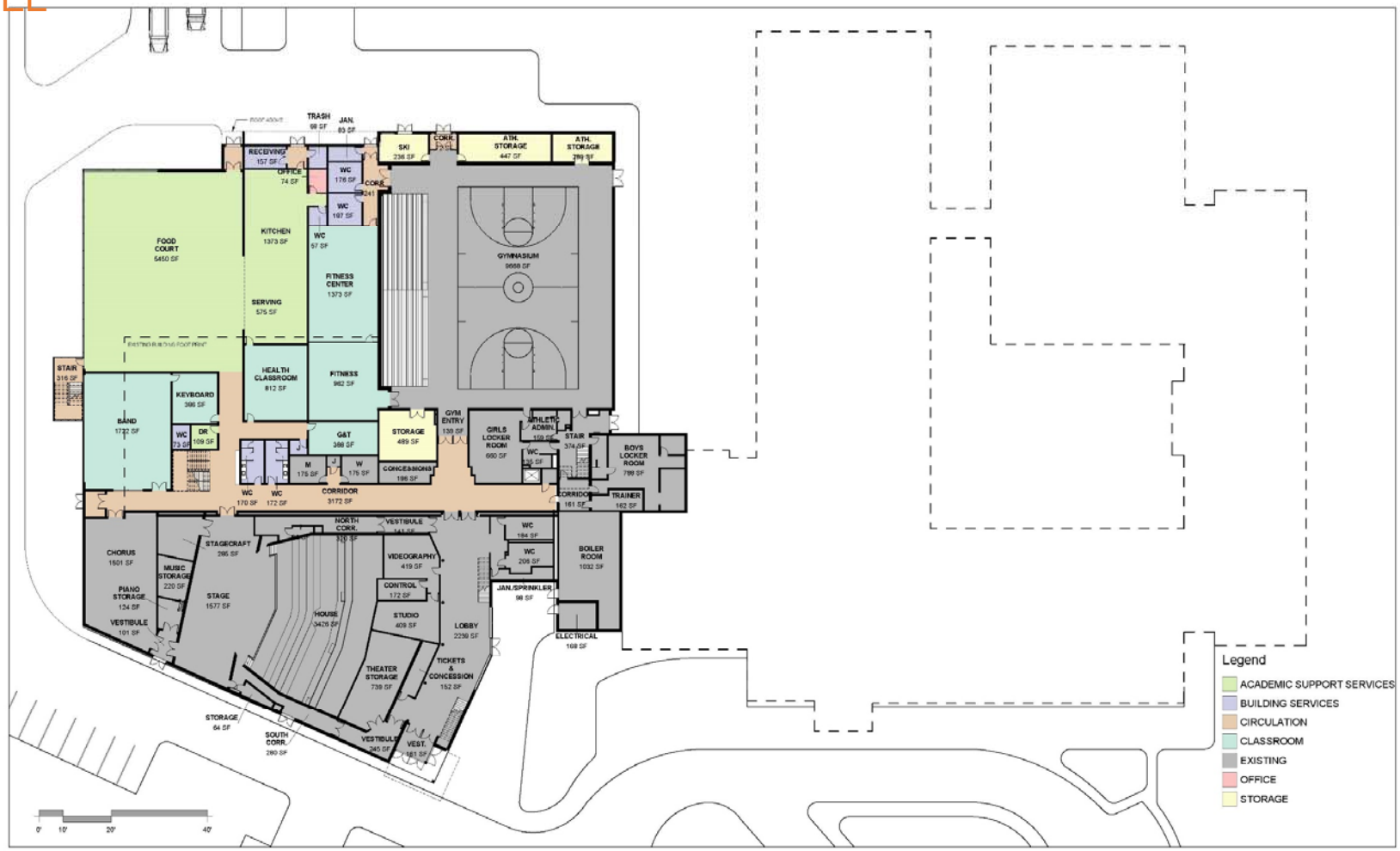
CURRENT DESIGN IDEAS

SCOPE REDUCTION

BID ALTERNATES

REVISED PLANS

PROPOSED LOWER LEVEL



PDT ARCHITECTS

PROPOSED UPPER LEVEL

LIGHT TUBES: DAYLIGHTING

WORKING LABS: TRANSPARENCY + FLEXIBILITY

PDT ARCHITECTS

ENERGY GOALS

HIGH PERFORMANCE BUILDING

INTEGRATE ENERGY ENGINEERING AND PERFORMANCE MODELING

- HIGH PERFORMANCE ENVELOPE
- DAYLIGHTING
- ENERGY EFFICIENT SYSTEMS

- ENERGY PERFORMANCE
- ENERGY GOALS
- ECMs (ENERGY CONSERVATION MEASURES)

PROJECT ENERGY TARGETS

FEASIBILITY

LEAST APPLICABLE — MOST APPLICABLE

NET ZERO *ADDITION*

- *GOAL: NET ZERO INCREASE IN ENERGY USE FROM CURRENT OPERATING COSTS*
- ENERGY USE INTENSITY TARGET = 15 TO 20 KBtu/SF-yr

PASSIVE HOUSE

- *GOAL: UTILIZE PASSIVE HOUSE STRATEGIES FOR ENVELOPE*
- ADDITION/RENOVATION VENTILATION LOADS TOO HIGH

MAINE ADVANCED BUILDINGS

- *GOAL:TARGET HIGH PERFORMANCE CRITERIA TO BE ELIGIBLE FOR CASH INCENTIVES*
- WHOLE BUILDING - RETURN ON INVESTMENT VS. REBATES

EFFICIENCY MAINE REBATES

- *GOAL: UTILIZE STRATEGIES AND APPLY FOR REBATES WHEN POSSIBLE*
- ITEM BY ITEM

NE CHPS

- *GOAL: NOT TARGETED*

LEED FOR SCHOOLS

- *GOAL: NOT TARGETED*
- LEED CRITERIA CAN BE USED AS A *GUIDE*

P D T ARCHITECTS