



Meeting Notes

Project: Additions and Renovations to RSU 26 Campus
Date: December 18, 2019, 4:00 pm
Attendees: RSU 26: Meredith Higgins, Brian McGill, Brent Fournier, Reg Ruhlin, Emily Jackson Sanborn, Richard Glencross, Darren Ackerman, Lisa Erhardt, Lin White, Geoff Wingard.
 CHA Architecture: Robin Tannenbaum, Alan Kuniholm
Purpose: Building Committee Meeting

Topic	Agenda	Action
	1. Approval of Minutes From Last Month <ul style="list-style-type: none"> • The committee confirmed that all meeting notes to date have been received and approved 	
	2. Update on DD Level Cost Estimate <ul style="list-style-type: none"> • CHA Architecture has received a DD (Design Development) level cost estimate which shows that the project as designed is over budget. While no one item is responsible for the increase, it is believed to be a combination of factors: small increases in square footage, increased complexity of construction resulting from existing conditions, a higher level of interior finish than originally anticipated (which is being rectified), additional stormwater treatment needs that came to light late in the concept design process, and the general nature of a volatile construction market. • The design team (architects and engineers) is working to rein in any areas where square footage or level of finish may have exceeded the original intent. • The entry vestibule at the cafeteria was priced as a separate unit and was estimated at \$77k. While CHA has recommended holding this as a bid alternate, we also understand that this vestibule is seen as vital to accomplishing a safe and weathertight new rear entry to the high school. 	
	3. Review of Committee Feedback to Drawings <ul style="list-style-type: none"> • CHA Architecture sent a set of the Design Development drawings to Brian, Meredith and Brent at the same time they went out for pricing. Meredith circulated the drawings to appropriate parties and sent CHA a list of questions. Robin passed out a document with the questions and answers from either CHA and/or the appropriate consultant. Most questions/observations were able to be answered directly. The committee 	

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	<p>understood and accepted all answers. (Copy of questions and responses attached to meeting minutes).</p>	
	<p>4. Design Review – Interior Spaces – Asa Cafeteria</p> <ul style="list-style-type: none"> • CHA showed a plan view and 3D renderings of the Asa Adams cafeteria. The group bathrooms have been reduced to three fixtures each and one single user bathroom has been added off of the existing hallway. A shared handwashing sink is shared by boys and girls and is visible from the cafeteria proper. • The design team proposed using trees/the forest as a design theme for this room given the fact that it has three round columns which lend themselves to a tree motif. A green wall color to a datum line aligning with the soffit over the bathroom is proposed. The committee expressed reservations about the color scheme – green is the color of their Old Town rivals and may evoke too many associations with traditional school cafeterias. • CHA recommends a rubber floor in both cafeterias. <u>CHA to discuss this in greater depth with Brent.</u> 	
	<p>5. Design Review – Interior Spaces – OMS/OHS Cafeteria</p> <ul style="list-style-type: none"> • CHA showed a plan view and 3D renderings of the OMS/HS cafeteria. A dropped ceiling soffit around the outside of the cafeteria conceals existing pipes and offers a different spatial experience at these locations. A hexagonal shape theme appears in ceiling tile, floor patterns and in decorative wall elements. Designated space for student art or temporary murals is proposed above bench seating on the north wall. 	
	<p>6. Design Review – Interior Spaces – Auditorium</p> <ul style="list-style-type: none"> • CHA showed 3D views of the auditorium space. Wall and ceiling treatments are designed to meet specific criteria for absorption and reflection per acoustical engineer recommendations. • The interior color scheme is inspired by a field of Lupin, leading to a cascade of differently colored fabric seats. The committee was mixed on the variety of color and is interested in also seeing one color used as a theme with gradations of that color. (Final color decisions do not need to be made at this time.) • The committee asked, and CHA confirmed, that the moveable seats in the front of the auditorium will be the same style as the fixed seats (3D view shows this incorrectly) 	



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	<ul style="list-style-type: none"> • Storage for removable chairs is planned to be under the upper fixed seats, accessed through a storage room off of the shared hallway with the gym. The chair manufacturer makes rolling storage carts designed for the purpose of moving these chairs; each cart hold six chairs. • The entry vestibule to the auditorium will be basic but have ample power for any ticket or concession related future needs. 	
	<p>7. Other – Bidding Process</p> <ul style="list-style-type: none"> • CHA has put together a list of potential bidders for this project, all of whom they will reach out to personally to make sure they are aware of this project. • CHA explained the importance of getting multiple bidders to the table to maximize our chance of having a “positive bid” which is where the base bid meets our budget target. Robin explained the logistics of what actually happens on bid day when the bids in sealed envelopes are opened and how the obvious low bidder on the base price does not automatically get the job; the architect and client will still privately review the bids and alternates to see if different combinations of accepting bid alternates will change who is the lowest bid. 	
	<p>8. Other – Outstanding Questions from Previous Meeting</p> <ul style="list-style-type: none"> • A single user toilet room is now included in the Asa Adams school • Practice rooms at OHS/OMS do not need special mirrors to accommodate acoustics, per consultation with acoustic engineers • Stormwater management pond affect on special trees –1/14/20 note: this item is being resolved by moving the entire pond to a new location on town property on the other side of Goodridge Rd. in between the swimming pool and the baseball field. 	
	<p>9. Next Meeting. The following meetings have been scheduled. All will be held in the OHS Library:</p> <ul style="list-style-type: none"> • Wednesday, January 15th, 4:30 pm Cancelled • Wednesday, February 5th, 6- 8 pm • Wednesday, March 4th, 6 – 8 pm • Wednesday, April 15th, 6 – 8 pm • Wednesday, May 6th, 6 – 8 pm 	