

BRUNSWICK TOWN COUNCIL

Agenda

August 3, 2015

7:00 P.M.

Council Chambers

Town Hall

85 Union Street

Roll Call of Members

Acknowledgement of Meeting Notice

Pledge of Allegiance

Adjustments to Agenda

CONSENT AGENDA

- a) Approval of the Minutes of July 20, 2015
- b) Approval of a Quitclaim Deed for property depicted at Map U15 Lot 124 Sub 000 Typ 000

Public Comments

Correspondence

Committee Reports

MANAGER'S REPORT:

- a) Nomination papers availability
- b) Update on train idling and layover facility
- c) Solarize Brunswick RFP online and webpage active

NEW BUSINESS

- 83. The Town Council will consider setting a public hearing for August 17, 2015, regarding "An Ordinance Authorizing the Planning, Design and Completion of Repairs to the Brunswick Junior High School and the Coffin Elementary School, the Acquisition of a 12 Classroom Modular Unit, and Site Work and Related Improvements, with Total Project Costs Not to Exceed Twelve Million, Five Hundred and Fifty Thousand Dollars (\$12,550,000), Plus Other Authorized Costs, and Further Authorizing Issuance of Bonds and Notes in an Amount not to Exceed Twelve Million, Five Hundred and Fifty Thousand Dollars (\$12,550,000), Plus Other Authorized Costs," and will take any appropriate action. (Manager)

ACTION

- 84. The Town Council will consider accepting and expending a Safe Routes to School Crossings MDOT Grant in the amount of \$100,000, and will take any appropriate action. (Manager)

ACTION

85. The Town Council will consider accepting and expending the 2016 Shore and Harbor Planning Grant Award in the amount of \$15,900.00 for the Brunswick Mooring Field Opportunities project, and will take any appropriate action. (Councilor S. Wilson and Councilor Walker)

ACTION

86. The Town Council will consider accepting and expending a Coastal Community Grant for the Mare Brook Watershed and Community Engagement Project in the amount of \$47,925.00, and will take any appropriate action. (Councilor Walker)

ACTION

87. The Town Council will consider accepting ownership of property at Bay Bridge Landing from the MDOT, and will take any appropriate action. (Councilor Watson)

ACTION

88. The Town Council will consider appointments to the Town's Boards and Committees, and will take any appropriate action. (Appointments Committee)

ACTION

**INDIVIDUALS NEEDING AUXILIARY AIDS FOR EFFECTIVE
COMMUNICATION SHOULD CONTACT
THE TOWN MANAGER'S OFFICE AT 725-6659 (TDD 725-5521)**

Brunswick Town Council
Agenda
August 3, 2015
Council Notes and Suggested Motions

CONSENT AGENDA

- a) Approval of the Minutes of July 20, 2015: A copy of the minutes is included in your packet.
- b) Approval of a Quitclaim Deed for property depicted at Map U15 Lot 124 Sub 000 Typ 000: This item is to deed back property to the owner, who has paid owed taxes. A copy of the deed is included in your packet.

The Council has the option to remove any item from the Consent Agenda to be considered separately.

Suggested motion:

Motion to approve the Consent Agenda.

COUNCIL COMMITTEE REPORTS

Councilors with information on the Committees they are involved with will share information with the Council and public.

MANAGER'S REPORT:

- a) Nomination papers availability: Nomination papers for Town Council and School Board are available and need to be returned no later than Friday, September 4th. Districts 3 and 4, and one of the At-Large seats for both the Town Council and School Board will be up for election in November.
- b) Update on train idling and layover facility: This item is to update the Council and public on the installation of the auxiliary power unit and the status of the facility. A copy of a memo from Manager Eldridge is included in your packet.
- c) Solarize Brunswick RFP online and webpage active: This item is to inform the Council and public that the RFP for Solarize Brunswick is available on the Town's website, which has a link on the home page to all their pages.

NEW BUSINESS

- 83. At the request of the School Board, this item asks the Council to set a public hearing regarding this bond ordinance in the amount of \$12,550,000 for school repairs. As outlined in the Town Charter, after the Council holds the public hearing, the Council can either vote on the ordinance or place it on the November ballot. If the latter were to occur, the Council will need to do so by your September 8th meeting in order for ballots to be prepared in time to make absentee deadlines. Copies of the draft bond ordinance and various reports provided by the School Department about the scope of the project are included in your packet.

Suggested motion:

Motion to set a public hearing for August 17, 2015, regarding “An Ordinance Authorizing the Planning, Design and Completion of Repairs to the Brunswick Junior High School and the Coffin Elementary School, the Acquisition of a 12 Classroom Modular Unit, and Site Work and Related Improvements, with Total Project Costs Not to Exceed Twelve Million, Five Hundred and Fifty Thousand Dollars (\$12,550,000), Plus Other Authorized Costs, and Further Authorizing Issuance of Bonds and Notes in an Amount not to Exceed Twelve Million, Five Hundred and Fifty Thousand Dollars (\$12,550,000), Plus Other Authorized Costs.”

84. This item asks the Council to consider accepting and expending a Safe Routes to School Crossings MDOT Grant. In 2012, the Town applied for this grant as part of a recommendation from the Safe Routes to School Committee. Originally, funds were expected to be available in 2014, but were delayed due to state shortfalls, with funding available now. The grant will be used to fund the installation of a pedestrian activated crosswalk flashing beacon system at four crosswalks to improve overall bike and pedestrian safety for children walking or biking to school. Copies of a memo from the BBPAC and the map with locations of beacons are included in your packet.

Suggested motion:

Motion to accept and expend a Safe Routes to School Crossings MDOT Grant in the amount of \$100,000, with an additional town match of \$25,000.

85. This item asks the Council to consider accepting and expending the 2016 Shore and Harbor Planning Grant Award in the amount of \$15,900.00 for the Brunswick Mooring Field Opportunities project. The Council approved applying for this grant in April. It was requested by the Rivers and Coastal Waters Commission, who believe this grant would assist the Town to conduct a feasibility study to provide deep water mooring access to inland residents of the Town. The work done through this grant will allow the Commission to report back to the Council in 2016 on the feasibility of a mooring field. The Town’s 25% match comes from the use of the knowledge and experience of the Town Harbormaster, and the expertise of grant preparation by Sue Stableford and Bill Good, RCWC Members. Copies of the letter of award and the agreement to accept are included in your packet.

Suggested motion:

Motion to accept and expend the 2016 Shore and Harbor Planning Grant Award in the amount of \$15,900.00 for the Brunswick Mooring Field Opportunities project.

86. This item, sponsored by Councilor Walker, is for the Council to consider accepting and expending a Coastal Community Grant from the Mare Brook Watershed and Community Engagement Project in the amount of \$47,925.00. The match requirement will be met as an in-kind contribution (volunteer hours) from town committees, citizens, Friends of Casco Bay, Maine Coast Heritage Trust, and other entities participating on the technical advisory committee. The Council granted the Town permission to apply for this grant in May, and recently received a letter indicating it had been awarded. The purpose of the grant would be to fund work

necessary to complete a Mare Brook Watershed Based Management Plan. The goal of the plan will be to:

- 1) To develop, facilitate and engage an action-oriented stakeholder group and technical advisory team to advise and oversee watershed assessments and the development of a 10 year implementation plan.
- 2) To conduct detailed watershed assessments including a stream corridor assessment and a green infrastructure reconnaissance inventory.
- 3) To produce a detailed and user-friendly watershed based management plan that will outline a course of action to bring the stream into class B attainment levels.

Suggested motion:

Motion to accept and expend a Coastal Community Grant in the amount of \$47,925.00 for the Mare Brook Watershed and Community Engagement Project.

87. This item, sponsored by Councilor Watson, asks the Council to consider accepting ownership of property at the Bay Bridge Landing. As part of the construction of the Merrymeeting Bridge, the Maine Department of Transportation (“MDOT”) was required to construct a wetlands mitigation project. MDOT chose to create a wetland area near the vicinity of Bay Bridge Estates. The Town expressed an interest in creating an interpretive park and trails in the wetland project, and MDOT agreed to construct trails and parking to create the park. In return the Town became a party to a conservation easement. At the time the easement was executed, it was assumed that the Town would eventually assume ownership of the parcel. MDOT has offered to deed the property to the Town. Copies of a memo from Manager Eldridge providing additional information, along with the conservation easement and draft Governor’s Deed for the property, are included in your packet.

Suggested motion:

Motion to accept ownership of the property, as described in the attached Governor’s Deed, at the Bay Bridge Landing, from the State of Maine.

88. At this time the Appointments Committee will make nominations to fill vacancies on Town Boards and Committees. Copies of the report and applications are included in your packet.

Suggested motion:

Nominations will be made, with no seconds required, and the Council will then vote on the nominations.

Suggested motion:

Motion to adjourn the meeting.

CONSENT AGENDA - A BACK UP MATERIALS

Draft
BRUNSWICK TOWN COUNCIL
Minutes
July 20, 2015
6:30 P.M. – Executive Session
7:00 P.M. – Regular Meeting
Council Chambers
Town Hall
85 Union Street

Councilors Present: W. David Watson, Stephen S. Walker, Suzan Wilson, John M. Perreault, Daniel E. Harris, Jane F. Millett, Sarah E. Brayman, Katherine E. Wilson, and John Richardson Jr.

Councilors Absent: None

Town Staff Present: John S. Eldridge, III, Town Manager; Fran Smith, Town Clerk/Assistant to the Town Manager; Steve Langsdorf, Town Attorney; Linda Smith, Business Development Manager; Anna Breinich, Director of Planning and Development; Tom Farrell; Parks and Recreation Director; Peter Baecher, Parks and Recreation Facilities Manager; Mark Waltz, Police Commander; Terry Goan, Police Officer; and TV video crew

Chair Brayman called the meeting to order, asked the Clerk for roll call, and acknowledged that the meeting was properly noticed.

Executive Session: Labor Negotiations [1 M.R.S.A. §405(6)(D)]

Councilor Perreault moved, Councilor Walker seconded, to go into executive session to discuss labor negotiations per 1 M.R.S.A. §405(6)(D). The motion carried with nine (9) yeas.

Meeting Resumes:

Chair Brayman resumed the meeting and led the Pledge of Allegiance.

Adjustments to Agenda

To move Item 81 before Item 80.

CONSENT AGENDA *(This item was discussed at 7:05 p.m.)*

- a) **Approval of the minutes of July 6, 2015**
- b) **Abatement of personal property taxes that were assessed in error**
- c) **Approval of Games of Chance for the Brunswick Knights of Columbus Council, #5008, 2 Columbus Drive**
- d) **MMA Annual Election of Vice President and Executive Board**

Councilor Perreault moved, Councilor Millett seconded, to approve the Consent Agenda. The motion carried with nine (9) yeas.

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Public Comments *(This item was discussed at 7:06 p.m.)*

Barbara Fisco, 2 Lincoln Street, spoke of the lack of birds on the green due to pesticide use. She did not support licensing cats.

Richard Fisco, 2 Lincoln Street, said he liked the new Chamber lighting. He spoke on the need to maintain town buildings, especially schools. He would like to see a maintenance committee. He also spoke regarding the high percentage of people in jail in this country, and would like further discussions with the Police and Council on this subject.

Joe Ciarroca, 532 Harpswell Road, asked that agenda items be better explained prior to being discussed.

Correspondence *(This item was discussed at 7:16 p.m.)*

Chair Brayman spoke regarding the Peace Fair that will be held on August 1st.

Councilor Perreault received correspondence regarding parking on Elm Street in front of Maine State Music Theater. He said this is public parking and the theater should not be able to put out cones to block off spots.

Committee Reports *(This item was discussed at 7:19 p.m.)*

Reports were given on the Social Services Committee and the Finance Committee.

MANAGER'S REPORT:

(a) Report on the creation of the Mid Coast – Parkview Health System *(This item was discussed at 7:23 p.m.)*

Lois Skillings, President and CEO of MidCoast, and **Randee Reynolds**, President and CEO of Parkview, provided this report. They responded to questions from Councilor Millett, Councilor Harris, Councilor Watson, and Chair Brayman.

Councilor Richardson and Councilor K. Wilson spoke regarding this item and thanked the two for their work on this vision.

(b) Financial update *(This item was discussed at 7:45 p.m.)*

Manager Eldridge provided this update and responded to questions from Councilor Harris.

(c) Nomination papers availability *(This item was discussed at 7:48 p.m.)*

Fran Smith, Town Clerk/Assistant to the Town Manager, provided information for this item.

(d) Update on Zoning Ordinance Rewrite *(This item was discussed at 7:53 p.m.)*

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Manager Eldridge provided this update.

- (e) Report on the process to name the Kate Furbish Preserve trails** *(This item was discussed at 7:54 p.m.)*

Bridger Tomlin, Bowdoin Fellow, provided this report. He responded to questions from Chair Brayman, Councilor Millett, and Councilor Walker.

(A copy of Mr. Tomlin's information will be attached to the official minutes.)

- (f) Update on upcoming roadwork on Nancy Drive, Patricia Road, and Pierce Lane** *(This item was discussed at 8:02 p.m.)*

Manager Eldridge provided this update.

(A copy of a memo from Manager Eldridge and the bid results will be attached to the official minutes.)

- (g) Update on Pine Street Bicycle and Pedestrian Access to Brunswick Landing** *(This item was discussed at 8:05 p.m.)*

Manager Eldridge provided this update, and responded to questions from Councilor K. Wilson.

(A copy of a memo from Manager Eldridge, providing additional information on the schedule and funding, will be attached to the official minutes.)

- (h) Reminder of the public meeting regarding downtown Brunswick's consideration for a Commercial Historic District nomination by the Maine Historic Preservation Commission** *(This item was discussed at 8:07 p.m.)*

Manager Eldridge provided information that downtown Brunswick is not being considered at this meeting for this nomination.

Debora King, Executive Director of BDA, spoke regarding this item.

- (i) (ADD) Receipt of grant for Mare Brook project.**

Manager Eldridge provided information on this item.

PUBLIC HEARING

Item 81 was taken up prior to Item 80

80. **The Town Council will hear public comments on amendments to Chapter 15 “Traffic and Vehicles” of the Municipal Code regarding restriction of overnight parking in municipal lots on Union Street, and other miscellaneous parking changes, and will take any appropriate action. (Manager) (This item was discussed at 8:42 p.m.)**

Chair Brayman opened the public hearing.

Commander Mark Waltz spoke regarding this item, and responded to questions from Councilor Harris, Councilor Millett, Councilor Perreault, and Councilor S. Wilson.

The following person spoke regarding this item:

Patrick Byrnes, manager of Byrnes Pub

Chair Brayman closed the public hearing.

MOTION:

Councilor Walker moved, Councilor S. Wilson seconded, to adopt amendments to Chapter 15 “Traffic and Vehicles” of the Municipal Code regarding restriction of overnight parking in municipal lots on Union Street, and providing for 30 minute spots at Town Hall during business hours, and no parking on sections of Barrows Drive at Coffin School, a section of Federal Street on Railroad Bridge, the corner of McLellan Street and Harpswell Road, the intersection of Storer Road and Old Bath Road, and a section of Page Street.

Councilor Millett, Councilor Perreault, Councilor Watson, and Councilor K. Wilson spoke regarding the motion.

VOTE ON MOTION:

Councilor Walker moved, Councilor S. Wilson seconded, to adopt amendments to Chapter 15 “Traffic and Vehicles” of the Municipal Code regarding restriction of overnight parking in municipal lots on Union Street, and providing for 30 minute spots at Town Hall during business hours, and no parking on sections of Barrows Drive at Coffin School, a section of Federal Street on Railroad Bridge, the corner of McLellan Street and Harpswell Road, the intersection of Storer Road and Old Bath Road, and a section of Page Street. The motion carried with nine (9) yeas.

(A copy of the adopted amendments will be attached to the official minutes.)

81. **The Town Council will hear public comments on amendments to Chapter 10 “Licenses and Business Regulations” of the Municipal Code regarding sellers of prepared food on a public way to require a 72 inch pedestrian walkway when placing outdoor seating on the sidewalk, and will take any appropriate action. (Manager) (This item was discussed at 8:10 p.m.)**

Chair Brayman opened the public hearing.

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Manager Eldridge spoke regarding this item, and responded to questions from Councilor Millett, Councilor Walker, Councilor Richardson, and Chair Brayman.

Councilor Perreault spoke regarding this item.

The following persons spoke regarding this item:

Richard Fisco, 2 Lincoln Street

Paul Harrison, owner of Little Dog Coffee Shop

Debora King, Director of BDA

Chair Brayman closed the public hearing.

MOTION:

Councilor Perreault moved, Councilor Millett seconded, to adopt amendments to Chapter 10 “Licenses and Business Regulations” of the Municipal Code regarding sellers of prepared food on a public way to require a 60 inch pedestrian walkway when placing outdoor seating on the sidewalk.

Councilor S. Wilson, Councilor Millett, Chair Brayman, Councilor Perreault, and Councilor K. Wilson spoke regarding this motion.

VOTE ON MOTION:

Councilor Perreault moved, Councilor Millett seconded, to adopt amendments to Chapter 10 “Licenses and Business Regulations” of the Municipal Code regarding sellers of prepared food on a public way to require a 60 inch pedestrian walkway when placing outdoor seating on the sidewalk. The motion carried with nine (9) yeas.

(A copy of the adopted amendments will be attached to the official minutes.)

NEW BUSINESS

- 82. The Town Council will consider adopting the “Solarize Brunswick” program, and will take any appropriate action. (Councilor Walker and Chair Brayman) (This item was discussed at 9:00 p.m.)**

Councilor Walker introduced this item.

Alex Anesko, Recycling and Sustainability Committee, provided this information, and responded to questions from Chair Brayman, Councilor Perreault, Councilor Walker, Councilor Millett, and Councilor K. Wilson.

Chair Brayman opened the floor to public comments and the following people spoke:

Richard Fisco, 2 Lincoln Street

Michael Wilson, Echo Road and member of Recycling and Sustainability Committee

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Councilor Perreault asked questions, to which Attorney Langsdorf responded.

Councilor Walker moved, Chair Brayman seconded, to adopt the “Solarize Brunswick” program as outlined by the Recycling and Sustainability Committee, as attached in the packet (and will be attached to the official minutes). The motion carried with nine (9) yeas. The motion carried with nine (9) yeas.

(A copy of the information and the PowerPoint presentation will be attached to the official minutes.)

Councilor Watson moved, Councilor Richardson seconded, to adjourn the meeting. The motion carried with nine (9) yeas.

The meeting adjourned at 9:41 p.m.

PLEASE NOTE: THESE MINUTES ARE ACTION MINUTES. THE ENTIRE MEETING CAN BE VIEWED AT WWW.BRUNSWICKME.ORG.

Frances M. Smith

Town Clerk

July 23, 2015

August 3, 2015
Date of Approval

Council Chair

CONSENT AGENDA - B BACK UP MATERIALS

MUNICIPAL QUITCLAIM DEED

The Town of Brunswick, a body corporate, located at 85 Union Street, Brunswick, Maine, by and through its Town Manager duly authorized by its Town Council, on August 3, 2015 for consideration paid, release to **DPT, Inc c/o Mainco**, of Woolwich, ME any interest the Town of Brunswick may have acquired in real estate by virtue of Tax Lien Certificates filed in the Cumberland County Registry of Deeds as follows:

Book	Page	Date Recorded	For Tax Year
30957	2	August 23, 2013	2012
31725	70	August 22, 2014	2013

The real estate is located in the Town of Brunswick, County of Cumberland and State of Maine, and is described as follows:

A certain parcel of land with any buildings depicted as Map U15 Lot 124 Sub 000 Typ 000 as shown on the Tax Maps and further described in the records of the Tax Assessor of the Town of Brunswick, Maine. Said maps and records dated, April 1, 2012 and April 1, 2013.

The Town of Brunswick has caused this instrument to be signed in its corporate name by its duly authorized Town Manager this 3rd day of August 2015.

Signed, Sealed and Delivered by John S. Eldridge, III, Town Manager of the Town of Brunswick.

TOWN OF BRUNSWICK

Witness

John S. Eldridge, III
Town Manager

STATE OF MAINE
Cumberland, ss.

August 3, 2015

Personally appeared the above named John S. Eldridge, III, Town Manager of the Town of Brunswick, and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of the Town of Brunswick.

Before me,

Frances M. Smith
Notary Public
Commission expires – January 23, 2022

MANAGER'S REPORT - A NO BACK UP MATERIALS

MANAGER'S REPORT - B BACK UP MATERIALS

MEMORANDUM

TO: Town Council

FROM: John Eldridge
Town Manager

DATE: July 29, 2015

SUBJECT: NNEPRA Layover and APU

Recently, Patricia Quinn provided an update on the layover facility and the auxiliary power unit (APU). The NNEPRA Board authorized staff to finalize negotiations with Consigli for construction of the layover facility. While there are still items to be finalized, NNEPRA hopes to begin construction in September. As the Council may have heard, the Brunswick West Neighborhood Coalition is appealing the Maine Department of Environmental Protection (MDEP) grant of a stormwater license for the facility. The Coalition has also requested a stay which, if granted, would prevent construction from starting during the appeal.

As for the APU, the cabinet and poles have been installed. Electrical work has begun, and the APU is expected to be operational shortly. The APU will allow the trains to run at a lower idle.

**MANAGER'S REPORT - C
NO BACK UP MATERIALS**

ITEM 83

BACK UP MATERIALS

Fran Smith

From: John Eldridge
Sent: Thursday, July 30, 2015 2:56 PM
To: Fran Smith
Subject: FW: Repair Project.

From: Paul Perzanoski [<mailto:PPerzanoski@brunswick.k12.me.us>]
Sent: Thursday, July 30, 2015 2:29 PM
To: John Eldridge
Subject: Repair Project.

The School Board voted unanimously last night to send a \$12,548,531 repair project of Coffin Elementary and Brunswick Junior High School forward to the Town Council for their consideration. Thank you for your consideration in this matter.
Paul.

Facilities Master Plan 2011-2015

August 3, 2015

October 2011

- Harriman and Associates was hired to complete Phase I.
- The goal was to provide an assessment of the existing facilities to guide future renovations, additions, reconfigurations and maintenance of all facilities.

June 2012

- Phase I Final Report was completed.
- The School Board voted on June 7, 2012 to close Jordan Acres, expand Coffin School and renovate Brunswick Junior High School.
- The vote was 6 - 2

August 2012

- PDT Architects was hired to complete Phase II of the Facilities Master Plan Study. Phase II has five parts.
 1. Analytical Review of the sites and buildings.
 2. Develop detailed program requirements for space needs, furnishings and equipment.
 3. Develop floor plan designs.
 4. Develop new site plan drawings that resolve site inadequacies.
 5. Develop cost estimates reflecting the facility analysis and building diagrams.

Since October 2012

- Since October 3, 2012 between Facilities Committee Meetings, Special Meetings and workshops the School Board has held 25 meetings on the Facilities Master Plan.

Timeline for State Applications

- This timeline at its best estimates that it will be 2 years before the state calls for applications again. If all the work and state decision went without a hitch it would be 8 years before any new school opened.

Timeline

- Realistically we may not be selected in the first round which would push out the possibility for a new school to 2024 or beyond. Our current Kindergarten students will be in high school by that time.

Community

- Through this process we have had feedback from the community. We have not seen an outpouring of support to build a new school with local funds.

Coffin and Brunswick Junior High

- The PDT report of September 24, 2014 says that we have no life left in Coffin Elementary School and Brunswick Junior High School. Based on the information we have, the administration recommends the follow actions:

Administration Recommendations

- Develop a plan to apply for the next round of state school constructions projects.
- Develop a plan for the placement of students should they need to be moved for any length of time.
- Develop a plan to gain support and approval on a bond to repair the current schools.
- Develop a plan to address the vacant Jordan Acres Building.
- Develop a long range maintenance plan that includes putting money aside each year for future projects.
- The School Board voted on October 22, 2014 to accept these recommendations.

Summary

Since October 2014 PDT has worked with the School Board and School Department on various options and scenarios culminating in the repair proposal of \$12.5 million that is before you tonight.

Brunswick Schools

System Failures and Concerns

Winter of 2012/2013

- Steam pipe failures in the music room at the JH caused a lot of damage to building and instruments

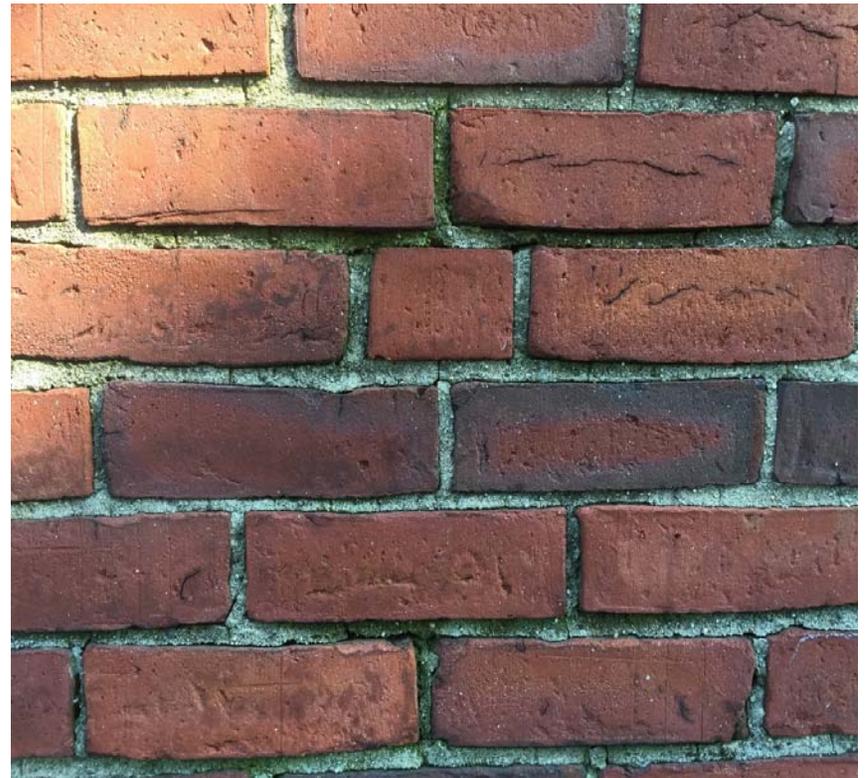
Winter of 2013/2014 - Failed underground pipe caused severe flooding in the JH



Winter 2014/2015

- Failed pump control, blown fuse, caused a freeze up
 - Resulted in several pipe splits
 - Many of the classroom heating units split and leaked

Roof run off continues to deteriorate the masonry joints. At times the water was so heavy it knocked the pipe clips off of 2" conduit running horizontally below.



Water infiltration to the door, and window framing has rotted the structures



Lack of water control on the roof also leads to runoff which seeps through the foundation onto the music room floor. Distance to drain.



Roof edging problems, continued



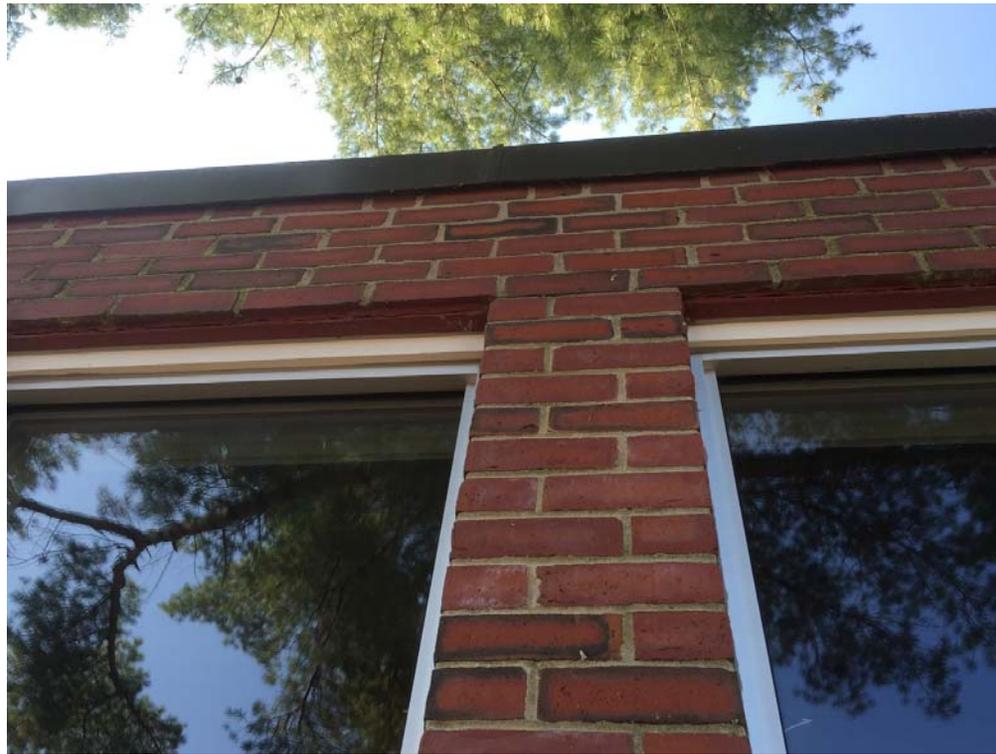
More



Coffin as well



Absence of weep holes and flashing increases the need to manage roof run off water



J.H. floors

- Classroom floors could continue to sink
- As per the PDT report, the hall floor could give way and drop through the voided space below.
- We only know about the areas tested

JH ceiling tile adhesive is failing



Roofing reinforcements

- If schools are built and maintained to Maine standards there should be minimal need to shovel it off.
- Roof shoveling is never budgeted, what is spent on it is taken from other repairs.
- School department personnel are not trained on the proper use of harnessing equipment.
- The school department does not own any harnessing equipment.
- Staff are already stretched for time.

Existing underground heating line to Coffin



Storm sewer line failures

- Storm sewer lines have failed and no longer drain.
- Underground systems are old and tired and there is increased potential for critical failure.

Public address system failures, too old to repair

- If we are looking to extend the life of these buildings we should include these.
- They have been a challenge to maintain with parts availability so there is a possibility that they will fail.
- Master Plan statement, "The existing Intercom system is beyond its useful life. Dukane no longer manufactures parts for switch-bank type systems, therefore any repairs requiring parts could lead to lengthy down time. Spare parts come from "old stock" and salvage from old consoles."

Fire alarm systems

- Inadequate fire alarm systems do not come close to meeting today's standards
 - Classroom annunciation is non-existent
 - Audible annunciation is non-existent

District Wide Communications

- Without a generator at the JH we would be helpless if we lost power in a storm and had to communicate
- Email system would go down
- Telephones would not operate
- In times of emergency this would be critical

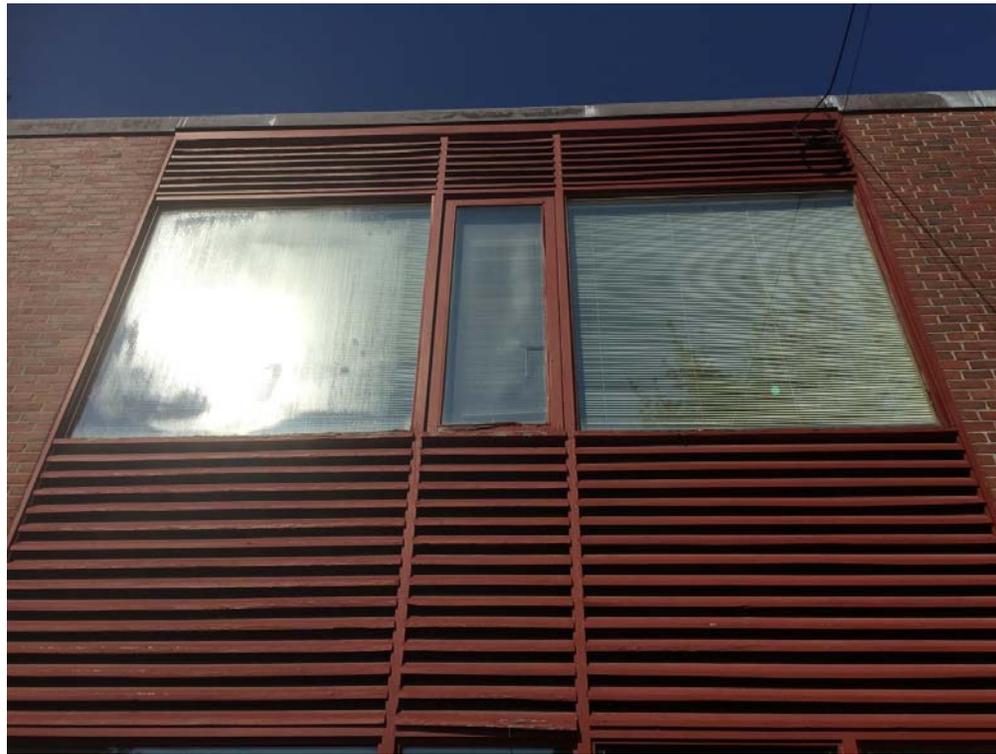
The JH entrance does not protect our students or staff

- There are classrooms and circulating students that mix with anyone in the main lobby.
- This can't be resolved with a simple divider fix such as the one at Coffin

If there was a fire in the main core of the JH it would quickly spread throughout the school. Sprinklers and partitions needed



Library windows have failed to a point of failure. The insulation value is null.



Doors and windows will continue to rot



Coffin Portable building general conditions



More of the portables



Traffic concerns around the JH and Coffin entries

- We are very concerned with the high rate of traffic at the end of the school day for Coffin. Junior High Sports programs and parent pick up times create unsafe conditions for the little ones.

History of Maintenance Staff & lack there of!

- The budget year that I started working here, we eliminated 2 custodians as well as labor hours for any subs working in the summer.
- The following year we eliminated the summer paint crew budget line and 1 more custodian.
- When JA closed we starting a maintenance program using the head custodian from J.A.
- 3 months +/- later the Coffin supervisor retired and because of a tight budget, the maintenance program was scratched and he was assigned to Coffin.
- 2 years ago we cut another custodian
- Increasing ESY and special needs programs, as well as vacations, are taking up available “maintenance/custodian” resources during the summer.

Maintenance

- As it has been stated by many, We are at bare bones.
- We cannot continue to cut and still expect 0 impact.
- This is a business of education so that is where staffing priority goes.
- Maintenance is a matter of priorities nowadays.
- All departments are completing tasks that are outside of their responsibilities
- Most of these repairs are beyond a maintenance person's scope.

TOWN OF BRUNSWICK, MAINE

An Ordinance Authorizing the Planning, Design and Completion of Repairs to the Brunswick Junior High School and the Coffin Elementary School, the Acquisition of a 12 Classroom Modular Unit, and Site Work and Related Improvements, with Total Project Costs Not to Exceed Twelve Million, Five Hundred and Fifty Thousand Dollars (\$12,550,000) Plus Other Authorized Costs, and Further Authorizing Issuance of Bonds and Notes in an Amount Not to Exceed Twelve Million, Five Hundred and Fifty Thousand Dollars (\$12,550,000) Plus Other Authorized Costs.

WHEREAS, the Town of Brunswick (the “Town”) has adopted a capital improvement program for the fiscal years ending June 30, 2016-2020 (the “CIP”); and

WHEREAS, the CIP identifies the Elementary School Solution and the Junior High School Solution (aka the School Rehab Project) to be undertaken beginning in the 2016-17 fiscal year, to be funded with general obligation debt; and

WHEREAS, PDT Architects has proposed, and the Brunswick School Board has approved, a project for the planning, design and completion of repairs to the Brunswick Junior High School and the Coffin Elementary School, the acquisition and installation of a 12 classroom modular unit, and site work and related improvements (the “Project”); and

WHEREAS, the based on information provided by PDT Architects, the Town has estimated the total cost of the Project to be \$12,548,531, which is expected to be financed through the issuance of general obligation bonds; and

WHEREAS, the Charter of the Town of Brunswick, Maine (the “Charter”) requires that any capital acquisition to be financed solely or partly by the issuance of bonds or notes to be authorized by ordinance;

NOW THEREFORE, THE TOWN COUNCIL SUBMITS THE FOLLOWING ORDINANCE TO THE VOTERS OF THE TOWN OF BRUNSWICK FOR APPROVAL.

Section 1. Funding Sources and Appropriations.

- a. A total of twelve million, five hundred and fifty thousand dollars (\$12,550,000) plus any additional amounts authorized under this ordinance, are appropriated to finance the cost of the planning, design and completion of repairs to the Brunswick Junior High School and the Coffin Elementary School, the acquisition and installation of a 12 classroom modular unit, and site work and related improvements (the “Project”), consistent with the Project as defined in proposal presented by the School Board to the Town Council on August 3, 2015.
- b. The issue and sale of the Town’s general obligation bonds or notes (and notes in anticipation thereof) is authorized in an aggregate principal amount not to exceed twelve million, five hundred and fifty thousand dollars (\$12,550,000) plus other authorized costs. The proceeds of the bonds and notes are appropriated to finance the costs of the

Project. The bonds and notes may also be used to reimburse the Town for any prior expenditures on the Project, or to refinance notes or advances as authorized herein.

Section 2. Authorization to Develop, Construct, and Equip the Project. The Town Manager is authorized to negotiate, execute, and deliver, in the name of and on behalf of the Town, such contracts, agreements, and other documents and certificates as the Town Manager may determine to be necessary or appropriate in connection with the Project. The aforementioned items shall be in such form and contain such terms and conditions as may be approved by the Town Manager. Such approval shall be conclusively evidenced by the Town Manager's execution thereof, provided however, that the Town Manager may delegate the authority granted hereunder as the Town Manager deems appropriate.

Section 3. Project Costs Defined. The term "cost" or "costs" as used herein and applied to the Project, or any portion thereof, includes:

- a. the cost of planning, engineering, architectural, surveying, feasibility studies, environmental studies and assessments, legal, accounting, and any other professional services associated with the Project;
- b. the costs related to applying for and obtaining all permits, licenses, franchises, and the costs related to regulatory and judicial reviews;
- c. the cost of land, structures, real property interests, rights, easements, and franchises acquired in connection with the Project;
- d. the cost of any site work the Town Manager determines is necessary to prepare the site for its intended Project use, including but not limited to the cost of demolition and removal of any structures appurtenance thereto, pipes, drains, underground tanks, boxes, manholes, footings, foundations, hazardous materials, and any other item(s);
- e. the cost of constructing the Project, and all costs determined by the Town Manager to be necessary to place the Project in service and ready for its intended use, including but not limited to the cost of all appurtenances and other facilities either on, above, or under the ground, the cost of landscaping and site preparation, the cost of off-site improvements, the cost of all utility extensions and related improvements, the cost of renovating or remodeling any existing structure, the cost of all labor, materials, building systems, machinery and equipment, inspection and certification costs;
- f. the costs of equipping the Project for its intended use including all furniture and fixtures, all fixed or mobile equipment, and leasehold improvements;
- g. the cost of insuring the Project while under construction and for a reasonable period upon substantial completion of the project, including builders risk, general liability, product liability, workers compensation and any other insurance costs the Town Manager determines is related to the Project;
- h. the costs of financing the Project including but not limited to financing charges and issuance costs, underwriters' fees and costs, legal and accounting fees and costs, application fees, and other fees and expenses related to financing the Project;
- i. interest costs prior to and during construction and for a period not to exceed three years from the issue date of the bonds, underwriters' fees and costs, legal and accounting fees and costs, application fees, and other fees and expenses related to the financing transaction;

- j. any other costs identified in the Project budget, and the cost of any other items or services deemed to be cost under generally accepted accounting principles (“GAAP”) as determined by the Town’s Finance Director.

Section 4. Details of the Bonds or Notes.

- a. Execution and Delivery of Bonds and Notes. The bonds and notes issued hereunder, and any issued as the result of exchanges or transfers, shall be signed by the Treasurer and be countersigned by the Chair of the Town Council. The bonds and notes shall have the seal of the Town affixed thereon, and be attested by the Town Clerk. The Treasurer and Chair of the Town Council, from time to time, shall execute such bonds and notes as may be required to provide for exchanges or transfers of bonds and notes hereinbefore authorized.
- b. Book Entry Certificates In lieu of physical certificates of the bonds and notes, the Treasurer be and hereby is authorized to undertake all acts necessary to provide for the issuance and transfer of such bonds and notes in book-entry form pursuant to the Depository Trust Company Book-Entry Only System. As an alternative to the provisions herein regarding physical transfer of bonds, and the Treasurer is authorized and empowered to enter into a Letter of Representation or any other contract, agreement or understanding necessary or, in the Treasurer’s opinion, appropriate in order to qualify the bonds for and participate in the Depository Trust Company Book-Entry Only System.
- c. Tax Exempt Bonds. The Treasurer and Chair of the Town Council are individually authorized to determine whether to issue the bonds and notes authorized herein as taxable bonds and notes or tax-exempt bonds and notes. To the extent such bonds and notes are issued as tax-exempt bonds, the Treasurer and Chair of the Town Council are individually authorized to covenant and agree, on behalf of the Town and for the benefit of the holders of such bonds and notes, that the Town will file any required reports and take any other action that may be necessary to ensure that interest on the bonds and notes will remain exempt from federal income taxation and that the Town will refrain from any action that would cause interest on the bonds and notes to be subject to federal income taxation.
- d. No Arbitrage Certification. The Treasurer and Chair of the Town Council are individually authorized to covenant and certify on behalf of the Town that no part of the proceeds of the bonds and notes shall be used directly or indirectly to acquire any securities or obligations, the acquisition of which would cause such bonds or notes to be “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended.
- e. Qualified Tax Exempt Obligations. The Treasurer is hereby authorized and empowered to take all such action as may be necessary to designate such bonds and/or notes as qualified tax-exempt obligations for purposes of Section 265(b) of the Code; it being the Town’s intention that the Treasurer, with advice of bond counsel, to make the required Section 265(b) election with respect to such bonds and notes, but only to the extent the election may be available and advisable as determined by the Treasurer.

- f. Principal Denominations. The principal amount of the bonds of the same maturity shall be such minimum denomination as the Treasurer, in the Treasurer's discretion, may approve.
- g. Maturities and Interest Rates. The maturity(ies), interest rate(s) and sale price of the bonds or notes issued hereunder shall be either sent out to bid or negotiated by the Treasurer in such manner as the Treasurer deems appropriate and in the best interest of the Town and the financing of the above-referenced Project. The Treasurer be and hereby is authorized to provide that any of the bonds or notes hereinbefore authorized may be made callable, with or without premium, prior to their stated dates of maturity. The bonds or notes hereby authorized shall be in such form and to otherwise contain such other terms and provisions as the Treasurer may approve, his or her approval to be conclusively evidenced by his/her execution thereof.
- h. Consolidation of Bond or Notes. Any or all of the bonds or notes issued hereunder may be consolidated with and become a part of any other issue of bonds or notes authorized to be issued by any previous or subsequent ordinance of the Town Council of the Town of Brunswick.
- i. Other Authorized Officials. If the Treasurer, Chair of the Town Council or Town Clerk are for any reason unavailable to approve and execute the bonds hereinbefore authorized or any other documents necessary or convenient to the issuance, execution and delivery of the bonds, the person or persons then acting in any such capacity, whether as an assistant, a deputy, or otherwise, is authorized to act for such official with the same force and effect as if such official had performed such act.
- j. Absence of Officials Prior to Delivery. If any of the officials of the Town who have signed or sealed the bonds or notes shall cease to be such officials before the bonds or notes signed and sealed shall have been actually authenticated or delivered by the Town, such bonds and notes nevertheless may be authenticated, issued, and delivered with the same force and effect as though the person or persons who signed or sealed such bonds or notes had not ceased to be such officer or official; and also any such bonds and notes may be signed and sealed on behalf of the Town by those persons who, at the actual date of the execution of such bonds and notes, shall be the proper officials of the Town, although at the nominal date of such bonds and notes any such person shall not have been such officer or official.

Section 5. Sale of Bonds or Notes and Registrar, Paying Agent and Transfer Agent

- a. Official Statement. The Treasurer is authorized to prepare, or cause to be prepared, a Preliminary Official Statement and an Official Statement for use in the offering and sale of the bonds or notes. The Preliminary Official Statement and Official Statement shall be in such form and contain such information as may be approved by the Treasurer, with the advice of the underwriter for the bonds or notes and bond counsel for the Town. The distribution of the Preliminary Official Statement and the Official Statement in the name of and on behalf of the Town in connection with offering the bonds or notes is approved.

- b. Counsel. The Treasurer is authorized to select Issuer Counsel, Bond Counsel and any other counsel the Treasurer deems necessary in connection with the planning, sale and issuance of the notes or bonds, and to execute and deliver such contracts or agreements as may be necessary or appropriate in connection therewith.
- c. Underwriter. The Treasurer is authorized to select the underwriter for the bonds and notes, and to execute and deliver such contracts or agreements as may be necessary or appropriate in connection therewith.
- d. Registrar, Paying Agent and Transfer Agent. The Treasurer is authorized to select the registrar, paying agent, and transfer agent for the bonds or notes and to execute and deliver such contracts and agreements as may be necessary or appropriate to secure their services. The bonds and notes shall be transferable only on the registration books of the Town kept by the transfer agent. Upon surrender of the bonds or notes with an accompanying written instrument of exchange or transfer, executed by the registered owner or the owner's attorney, duly authorized in writing and satisfactory to the transfer agent, the Town and the transfer agent shall make a charge sufficient to cover any tax, fee or any other governmental charge required to be payable with respect to such exchange or transfer. Subsequent to the first exchange or transfer, the cost of preparing new bonds or notes upon exchanges or transfer thereof shall be paid by the person requesting the same.

Section 6. Refunding. The Treasurer and Chair of the Town Council be and hereby are authorized to execute a refunding of general obligation bonds and notes herein authorized when the Treasurer and the Chair of the Town Council determine that such refunding is in the best interest of the Town. All delegated authority provided pursuant to this ordinance shall also apply to a refunding bond and note issue relating to the general obligation bonds and notes herein authorized.

Section 7. Continuing Disclosure. The Treasurer and Chair of the Town Council be and hereby are individually authorized to covenant, certify, and agree, on behalf of the Town, for the benefit of the holders of such bonds and notes, that the Town will file any required reports, make any annual financial or material event disclosure, and take any other action that may be necessary to ensure that the disclosure requirements imposed by Rule 15c12-12 of the Securities and Exchange Commission are met.

Section 8. Investment Earnings and Other Bond Proceeds. Any investment earnings on the proceeds of the bonds and notes and any other unexpended proceeds thereof are appropriated for the following purposes:

- a. To any costs of the Project in excess of the amounts authorized herein;
- b. In accordance with the applicable terms and conditions of the Town's Arbitrage and Use of Proceeds Certificate delivered in connection with the sale of the bonds or notes including, to the extent permitted thereunder, to interest on the bonds or notes, or to the Town's general fund;
- c. To any other qualified costs approved by the Town Council and not prohibited by the Town Charter or Ordinances, Maine law or the Internal Revenue Code.

Section 9. Authority to Levy Tax for Debt Service. In each of the years during which any of the bonds or notes are outstanding, there shall be levied a tax in an amount which, with other revenues, if any, available for that purpose, shall be sufficient to pay the interest on said bonds or notes, payable in such year, and the principal of such bonds maturing in such year.

Section 10. Authority to Accept Grants and Contributions. The Town Manager is authorized to accept contributions and make applications for federal and state grant funds, said contributions and grants to be used in lieu of or in addition to bond proceeds authorized hereunder. The Town Manager is authorized to accept contributions and grants on behalf of the Town and said amounts are hereby appropriated to fund any portion of the Project. The total amount appropriated under this Ordinance shall not be greater than the amount of bond proceeds plus any contributions and grants, and plus any other amounts appropriated herein.

Section 11. Advances to Fund Project. The Town is authorized to make advances, from the Town's general fund to a capital projects fund, in anticipation of the issuance of bonds or notes, or for the purpose of financing any part of the Project. Advances used in lieu of bonds or notes authorized hereunder, are appropriated to finance the cost, or any part thereof, of the Project. The Treasurer is authorized to establish and amend all details of any advances including, but not limited to the term, interest rates, and payment schedule. The authority to issue the bonds and notes authorized herein shall remain and continue in full force and effect during the entire term of the advance(s). The proceeds of the bonds and notes issued hereunder may be used to repay the advance(s) of any portion thereof.

Section 12. Declaration of Official Intent. Advances from the Town's general fund may finance the original expenditures related to the Project. It is expected that those advances will be reimbursed in part or in whole by the issuance of bonds or notes authorized hereunder. It is the intent of the Town Council that this Ordinance shall constitute the Town's declaration of official intent within the meaning of Treasury Regulation 1.150-2.

Section 13. Abandonment of Borrowing Authority. The Treasurer is empowered to declare abandoned, the authority to issue any bonds or notes the Treasurer deems to be in excess of the amount necessary to complete the Project. Such a declaration once made may not be reversed other than by ordinance.

Proposed to Town Council: August 3, 2015
Public Hearing:
Sent to Referendum:
Approved by Voters:

Section 9. Authority to Levy Tax for Debt Service. In each of the years during which any of the bonds or notes are outstanding, there shall be levied a tax in an amount which, with other revenues, if any, available for that purpose, shall be sufficient to pay the interest on said bonds or notes, payable in such year, and the principal of such bonds maturing in such year.

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Proposed to Town Council: August 3, 2015
Public Hearing:
Sent to Referendum:
Approved by Voters:

**TOWN OF BRUNSWICK
NOTICE OF PUBLIC HEARING**

The Town Council will hold a public hearing on Monday, August 17, 2015, at 7:00 p.m. in the Town Council Chambers of the Brunswick Town Hall, 85 Union Street to consider the following:

An Ordinance Authorizing the Planning, Design and Completion of Repairs to the Brunswick Junior High School and the Coffin Elementary School, the Acquisition of a 12 Classroom Modular Unit, and Site Work and Related Improvements, with Total Project Costs Not to Exceed Twelve Million, Five Hundred and Fifty Thousand Dollars (\$12,550,000) Plus Other Authorized Costs, and Further Authorizing Issuance of Bonds and Notes in an Amount not to Exceed Twelve Million, Five Hundred and Fifty Thousand Dollars (\$12,550,000) Plus Other Authorized Costs.

All interested person are invited to attend the public hearing and will be given the opportunity to be heard.

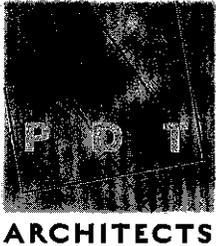
The text of the proposed ordinance is too extensive to be included with this notice. Anyone having questions about the proposed ordinance or wishing to obtain copies of it should contact the Brunswick Town Clerk's or Town Manager's Office during regular office hours Monday through Friday from 8:30 a.m. to 4:30 p.m.

INDIVIDUALS NEEDING AUXILIARY AIDS FOR EFFECTIVE COMMUNICATION PLEASE CONTACT THE TOWN MANAGER'S OFFICE AT 725-6659 (TDD 725-5521)

Frances M. Smith
Town Clerk of Brunswick, Maine

August ____, 2015

Printed in the *Times Record* on August ____, 2015



July 28, 2015

Paul Perzanoski
Superintendent of Schools
Brunswick School Department
46 Federal Street
Brunswick, ME 04011

Re: Revised Project Costs for Repair Project w/12 Classroom Modular

Dear Paul:

Attached please find the summary cost estimates for repairs at the Coffin Elementary School and Brunswick Jr. High School, as well as a copy of the original costs for a 12 classroom modular to be located at Coffin Elementary School.

We made the adjustments to the spreadsheets that the Facilities Committee has discussed and approved with you and Paul Caron. Please note the cost for Coffin Elementary School went down slightly by about a quarter of a million dollars primarily because of the removal of the four classroom portable replacement line items.

Cost for the Brunswick Jr. High School went up \$980,000 primarily because of the addition of the structural roof repairs, as well as new floor finishes and complete repainting of the Brunswick Jr. High School. The combined price for both projects is \$12,548,531.

Please don't hesitate to call if you require any other additional information. I am planning on being at the Brunswick Town Hall meeting at 7:00 p.m. on August 3, 2015.

Very truly yours,
PDT ARCHITECTS


Lyndon D. Keck, AIA, LEED AP
Maine Licensed Architect
Principal

Principals:
Brian M. Curley, AIA, LEED AP
Ann M. Fontaine-Fisher, AIA, LEED AP
Lyndon D. Keck, AIA, LEED AP
Alan G. Kuniholm, AIA, LEED AP
David C. Webster, AIA, LEED AP

Associates:
Rebecca S. Casey, AIA
Robert R. Curtis, LEED AP BD+C
Marilyn E. Lejvian, AIA, LEED AP
F. David Lewis, CSI, LEED AP
Suzanne W. Morin, MCID
Susan L. Ransom, CPSM

49 Dartmouth Street
Suite 2
Portland, Maine 04101

207-775-1059
207-775-2694 Fax
www.pdtarchs.com

Coffin Elementary School - Brunswick, Maine

PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST

REV 7/28/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
CES-1.1	Entire Building - Architectural	Provide full NFPA-complaint sprinkler coverage at unprotected areas.	\$3.25/sf	31000	\$100,750	
CES-1.2		Replace existing sprinkler heads at areas that are currently protected by a sprinkler system.	\$50/200sf	22000	\$5,500	Replacement required within next 10 years.
CES-1.3		Upgrade classroom door hardware to security lock function & ADA compliance	\$500/door	87	\$43,500	
CES-1.4		Replace wire glass at doors and borrowed lites (\$15,750)	\$350/door	45	\$0	Optional
CES-1.5		Remove asbestos Tansite trim and asbestos flooring (\$255,000). Install new trim (2100 l.f. x 1.33 s.f./l.f. x \$5.50/s.f. = \$15,500)			\$270,500	From AQM report 6/2013
CES-1.6		Install new VCT flooring at abatement locations.	\$4.15	47,440	\$196,876	
CES-1.7		Remove existing lead paint (\$75,000 Abatement + \$5000 for repairs)			\$80,000	From AQM report 6/2013
CES-1.8		Remove existing PCB containing materials (\$185,000 Abatement + \$25,000 to recaulk)			\$210,000	From AQM report 6/2013
CES-1.9		Provide eave overhang at all sloped roofs to eliminate water running down the face of the building and existing gutter system	\$50/lf	700 lf	\$35,000	
CES-1.10		Add ADA interior room signage throughout	\$50/door	100	\$5,000	
CES-1.11		Add exterior classroom and exit door number signage for security	\$50/sign	40	\$2,000	
CES-1.12		Provide new window shades in classrooms	\$5/sf	7760 sf	\$38,800	
CES-1.13		Miscellaneous repair of window seals, glazing and screens	\$1000/clrm	30	\$30,000	
CES-1.14		Provide fire rated top of wall enclosures at all mechanical closets	\$500/room	6	\$3,000	
CES-1.15		Seal all corridor partitions against the passage of smoke per current codes	\$20/lf high walls \$40/lf low walls	700 450	\$14,000 \$18,000	
CES-1.16		Repoint areas of brick veneer damage by roof run-off	\$10/sf	2000 sf	\$20,000	
CES-1.17		Flooring upgrades (carpet tile)	\$6/sf	5000 sf	\$30,000	
CES-1.18		Replace old white boards	\$750/ea	30	\$22,500	
CES-1.19		Paint all walls	\$1.88/sf	57,440	\$107,987	
CES-2.1	Entire Building - Mechanical	Replace underground hot water supply and return piping to the Central Boiler Plant		1	\$161,000	Siemen's Quote (Includes sitework)
CES-2.2		Replace two (2) metal chimneys & remove all existing abandoned fuel oil pumps and piping at the Central Boiler Plant		1	\$17,500	
CES-2.3		Provide a mechanical ventilation system (ERV) for the Gymnasium		1	\$75,000	Plus structural costs item CES-4.2
CES-2.4		Provide local mechanical exhaust ventilation at all copying machines	\$4000/room	4	\$16,000	
CES-2.5		Provide A/C system in the main data server closet and in the Computer Lab classroom		1	\$16,000	
CES-2.6		Retro fix automatic electronic faucets/flush valves at student toilet rooms	\$350/fixture	38	\$13,300	
CES-2.7		Retro fit automatic electronic faucets/flush valves at staff toilets and classroom sinks	\$350/fixture	28	\$9,800	
CES-3.1	Entire Building - Electrical	Replace clock system throughout	\$0.74	53000	\$39,000	



Coffin Elementary School - Brunswick, Maine

PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST

REV 7/28/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
CES-3.2		Replace phone system throughout		1	\$50,000	Based in the district phone system which is Avaya
CES-3.3		Replace public address system throughout	\$0.89	53000	\$47,000	
CES-3.4		Install new fire alarm system and emergency evacuation system	\$1.15/sf	53000	\$61,000	
CES-3.5		Install new CCTV Security System	\$1.00/sf	53000	\$53,000	
CES-3.6		Site Lighting upgrades -Entire Campus				Included in Coffin School sitework item CES-8.5
CES-3.7		Install door status switches and monitoring system at all exterior doors	\$500/door	30	\$15,000	
		Technology Upgrades:				
CES-3.8		1. Provide data and power outlets for ceiling mounted projectors in the classrooms	\$600/clrm	22	\$13,200	
CES-3.9		2. Provide fiber optic wiring to data switches located throughout the building			\$10,500	
CES-3.10		Prox/PIN access at exterior doors	\$3,500 ea	6	\$21,000	
CES-4.1	Structural	Reinforce existing kitchen storage room roof structure	\$3,500	3	\$10,500	
CES-4.2		Reinforce the existing roof structure for the new ERV serving the Gym	\$10,500	1	\$10,500	
CES-4.3		Brace beams at cafeteria roof	\$225	20	\$4,500	
CES-4.4		Reinforce the existing roof structure immediately adjacent to the Gym	\$210	100	\$21,000	
CES-4.5		Paint & Finishes for structural repairs			\$20,000	
CES-5.1	Classroom Wings	Provide (1) ADA accessible toilet room in each wing for student and staff use	\$12,500/room	2	\$25,000	
CES-5.2		Provide new ADA compliant drinking fountains in the Gym	\$3,500	1	\$3,500	
CES-5.3		If a full sprinkler system is provided, eliminate doors to courtyards from the classrooms	\$1000/door	20	\$20,000	
CES-5.4		Provided an ADA toilet room and classroom sink in the Life Skills Room		1	\$15,000	
CES-6.1	Kitchen/Cafeteria	Provide new kitchen exhaust hood		1	\$40,000	
CES-6.2		Provide 3-bay stainless steel sink		1	\$7,500	
CES-6.3		Add acoustic panels and new light fixtures in the kitchen and cafeteria	\$7.50/sf	5450 sf	\$41,000	
CES-7.1	Portable Classrooms	Remove all older portable classrooms on the west side of the site (by Owner)	\$8,000/portable	4	\$32,000	
CES-7.2		Provided ADA accessible ramps to the two newer portables classrooms in the courtyards	2	\$7,500 ea	\$15,000	
CES-7.3		Install new 4-classroom modular unit (10-year lease)	\$365,500		\$0	
CES-7.4		Pad and foundation preparations for modular classrooms	\$16,000		\$0	



Coffin Elementary School - Brunswick, Maine
 PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST
 REV 7/28/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
CES-7.5		Utility connections for modular classrooms	\$12,000		\$0	
CES-7.6		Install sprinkler system in modular classrooms (\$14,100)	\$3.25/sf	4340 sf	\$0	
CES-8.1	Site Improvements	Play area drainage improvements (FS&T item A-3)			\$13,500	
CES-8.2		Sanitary sewer investigation at existing portables (FS&T item B-4)			\$23,900	
CES-8.3		Pavement repair at bus drop-off, parking & play areas (FS&T items C-3A,3B, 3C & 5C)			\$186,000	
CES-8.4		Playground improvements (FS&T items D2, D3, D4, D5)			\$184,100	
CES-8.5		Site Lighting (FS&T item E-1)			\$138,400	
			SUB-TOTAL		\$2,663,113	
			10% Div 1 Conditions		\$266,311	
			10% GenCon O&P		\$266,311	
			10% Contingency		\$266,311	
			1% Bond		\$2,663	
			TOTAL		\$3,464,710	
			3%/year Escal	1 year	\$3,568,651	
				2 years	\$3,672,593	

Coffin Elementary School 1955

Grades PK-2

396 Students 54,718 sf (138 sf/stud.)

Brunswick School Dep

Brunswick Junior High School 1959

Grades 6-8

600 Students 98,834 sf (165 sf/stud.)

Item 1: Construction			
1.1 Repairs @ Coffin		\$3,568,651	
1.2 Repairs @ Junior High		\$5,201,214	
1.3 New 12 classroom modular		\$0	
Subtotal		\$8,769,865	\$8,769,865
Item 2: Admin. Costs and Reserves			
2.1 Site Purchase		\$0	
2.2 Furnishings & Moveable Equipment 6%		\$0	
2.3 Technology 3%		\$0	
2.4 Advertising, Insurance, Legal, Printing		\$10,000	
2.5 Contingency (5 % of Item 1)		\$438,493	
2.6 % for Art		\$0	
Subtotal		\$448,493	\$448,493
Item 3: Fees and Services			
Basic Services			
3.1 Architect New (Item 1 x State of ME Fee)	\$8,769,865 @	7.3 %	\$640,200
3.2 Architect Reno(Allocatted Reno 1.2 above)			\$0
3.3 Reimbursables & Permits			\$30,000
Special Services			
3.4 Environmental Permitting			\$20,000
3.5 Survey, Soils and Wetlands			\$0
3.6 Construction Testing			\$40,000
3.7 Special Inspections			\$15,000
3.8 Clerk			\$70,000
3.9 Commissioning			\$0
3.10 Owner's Representative			\$0
			\$0
Subtotal		\$815,200	\$815,200
Total Project Cost			\$10,033,558

Brunswick Junior High School - Brunswick, Maine

PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST

REV 7/28/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
BJHS-1.1	Entire Building - Architectural	Provide full NFPA-complaint sprinkler coverage at unprotected areas.	\$3.25/sf	51930	\$168,800	
BJHS-1.2		Replace existing sprinkler heads at areas that are currently protected by a sprinkler system.	\$0.25/sf	41800	\$10,500	Replacement required within next 10 years.
BJHS-1.3		Upgrade classroom door hardware to security function	\$350/door	77	\$27,000	
BJHS-1.4		Replace wire glass at doors and borrowed lites (\$54,000)	\$50/sf	1080 sf	\$0	Optional
BJHS-1.5		Remove asbestos flooring/pipe covers/pipe fitting		1	\$170,000	Abatement cost per AQM report + 1966 wing
BJHS-1.6		Provide new flooring at abatement locations	\$4.15/sf	9000	\$37,350	At floor tile abatement areas per AQM report.
BJHS-1.7		Remove lead paint and repaint (\$60,000 Abatement + \$5000 for repairs)		1	\$65,000	Abatement cost per AQM report.
BJHS-1.8		Remove PCB's and recaulk (\$220,000 Abatement + \$25,000 to recaulk)		1	\$245,000	Abatement cost per AQM report.
BJHS-1.9		Add ADA signage throughout	\$50/sign	200	\$10,000	
BJHS-1.10		Provide exterior classroom and exit door numbering for security	\$50/sign	60	\$3,000	
BJHS-1.11		Miscellaneous repair of window seals, glazing and screens, and replace glazing in 1980's wing, repair glazing in all other wings as required.				See line items in specific building areas.
BJHS-1.12		Add 1 each ADA-compliant Boys' & Girls' Toilet Rooms. See also BJHS-5.9.	\$350/sf	600 sf	\$210,000	
BJHS-1.13		Provide new window shades in classrooms	\$600/clrm	50	\$30,000	
BJHS-1.14		Modify roof edges at the Gym & classroom wing flat roof areas to prevent water from running down the face of the exterior walls.	\$25/lf	2200 lf	\$55,000	
BJHS-1.15		Repoint brick veneer in areas damaged by roof run-off.	\$10/sf	2000	\$20,000	
BJHS-1.16		New VCT flooring beyond 1.6 (above)	\$4.15/sf	66,473	\$275,900	
BJHS-1.17		Painting throughout	\$1.88/sf	94,000 sf	\$176,700	
BJHS-1.18		New carpet replacement (Library hall, SPED, Admin)	\$6.00/sf	18,527 sf	\$111,100	
BJHS-1.19		Replace old chalk and white boards	\$750 each	50	\$37,500	
BJHS-2.1	Entire Building - Mechanical	Replace underground hot water supply and return piping to the Central Boiler Plant		1	\$58,000	Siemen's quote
BJHS-2.2		Provide new pipe insulation for piping that has asbestos insulation abated.		1	\$5,000	
BJHS-2.3		Provide new emergency gas shut-off in (1) science room, eliminate gas to other science classrooms			\$10,000	Verify with Owner if gas is used in all science classrooms
BJHS-2.4		Provide ADA accessible emergency eyewashes in science and art rooms	\$4000/each	8	\$32,000	Science and art rooms and kitchen
BJHS-3.1	Entire Building - Electrical	Replace clock system throughout	\$0.74/sf	94000 sf	\$70,000	
BJHS-3.2		Replace the phone system			\$30,000	Avaya phone system serves the School District
BJHS-3.3		Replace the public address system	\$0.89	94000 sf	\$84,000	
BJHS-3.4		Install new fire alarm system and emergency evacuation system.	\$1.15	94000 sf	\$108,000	
BJHS-3.5		Install new CCTV Security System.	\$1.00/sf	94000 sf	\$94,000	
BJHS-3.6		Replace illuminated exit signs throughout the building.	\$180 each	50	\$9,000	
		Technology Upgrades:				
BJHS-3.7		1. Provide data and power outlets for ceiling mounted projectors in the classrooms	\$600/clrm	25	\$15,000	
BJHS-3.8		2. Provide fiber optic wiring to data switches located throughout the building		1	\$18,400	
BJHS-3.9		3. Provide Generator for data closet - (Assumed 100KW)		1	\$45,000	



Brunswick Junior High School - Brunswick, Maine

PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST

REV 7/28/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
BJHS-3.10		Site Lighting upgrades -Entire Campus				Included in Coffin School sitework item CES-8.5
BJHS-3.11		Install door status switches at all exterior door and monitoring system	\$500/door	17	\$8,600	
BJHS-3.12		Prox/PIN access at exterior doors	\$3,500/each	6	\$21,000	
BJHS-4.1	Main Entrance Area	Replace exterior metal slat ceiling system and lights at the main entrance		400 sf	\$8,000	\$15/sf + \$500/ light
BJHS-4.2		Replace metal slat ceiling system and lights at main entrance interior entry lobby & gym lobby		2950 sf	\$59,000	\$15/sf + \$500/ light
BJHS-4.3		Add/reconfigure a secure entry vestibule near the main office.		1	\$75,000	
BJHS-4.4		Seal top of exterior wall to roof deck at main entrance doors		1	\$500	
BJHS-4.5		Upgrade perimeter partitions around main lobby to 1-hour fire-rating, including doors, fire stopping, etc.	\$150/lf	200	\$30,000	
BJHS-4.6		Install a 1-hour rated HM frame and glazing at borrowed lite between the Main Office and corridor		1	\$5,000	Allowance
BJHS-4.7		Upgrade stair guard rails for fall protection and handrails for accessibility	\$100/lf	60	\$6,000	
BJHS-4.8		Install tempered safety glazing at main stair enclosure	\$25/sf	120 sf	\$3,000	
BJHS-4.9		Renovate Boys' and Girls' toilet rooms 1st floor (2 rooms):	\$250/sf	500	\$125,000	
		1. New gwb ceilings in toilet rooms				
		2. New toilet partitions and accessories				
		3. Patch ct flooring at existing toilet partition mounting locations				
		4. Paint walls				
		5. Replace finned tube, provide new heat and ventilation				
		6. Replace doors				
BJHS-5.1	1980s wing	Replace carpet in all non-science classrooms and staff rooms	\$5.50/sf	11177 sf	\$61,500	
BJHS-5.2		Replace carpet in corridors	\$5.50/sf	4750 sf	\$26,000	
BJHS-5.3		Reconfigure or eliminate gas system, including shut-off (see BJHS-2.3)				
BJHS-5.4		Upgrade emergency shower in science classroom or convert to ADA eyewash unit.				Included under mechanical items
BJHS-5.5		Windows throughout the wing are failing. Replace all window glazing and seals.			\$26,000	Price #2 CCG estimate
BJHS-5.6		Caulk the perimeter of all windows and doors			\$20,000	Price #3 CCG estimate
BJHS-5.7		Replace wood windows and louvers in the Library/Special Ed wing.			\$69,000	Price #1 & 4 CCG estimate
BJHS-5.8		Occasional damage to drywall at window perimeter-repair and paint			\$5,000	Allowance
BJHS-5.9		Renovate Boys' and Girls' toilet rooms at First and Second Floors (4 rooms).	\$250/sf	600	\$150,000	
		1. New gwb ceilings in toilet rooms				
		2. New toilet partitions and accessories				
		3. Patch ct flooring at existing toilet partition mounting locations				
		4. Paint walls				
		5. Replace finned tube, provide new heat and ventilation				
		6. Replace doors				



Brunswick Junior High School - Brunswick, Maine

PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST

REV 7/28/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
BJHS-5.10		Replace accordion partitions with fixed partitions.	\$10/sf	1575 sf	\$15,800	
BJHS-5.11		Upgrade teachers lounge casework and sink to ADA standard		1	\$4,000	
BJHS-5.12		Upgrade teachers lounge toilet room to ADA standard		1	\$10,000	
BJHS-5.13		Upgrade guardrails and handrails at the library stair to comply with building code and ADA requirements	\$100/lf	30	\$3,000	
BJHS-5.14		Upgrade library stair lighting levels	\$500/fixture	6	\$3,000	
BJHS-5.15		Replace stair door with labelled fire-doors	\$2000/door	2	\$4,000	
BJHS-6.1	1966 Wing	Replace classroom SAT ceilings	\$4/sf	6000 sf	\$24,000	
BJHS-6.2		Replace existing classroom light fixtures with LED fixtures (poor light levels)	\$180/fixture	80	\$14,400	
BJHS-6.3		Verify smoke/fire rating at top of corridor partitions	\$500/door	16	\$8,000	
BJHS-6.4		Upgrade faculty toilet rooms to ADA standard	\$7000/room	2	\$14,000	
BJHS-6.5		Option 1A - Foam grout the void under the corridor slab		1	\$20,000	(EFT quote from SW Cole)
BJHS-6.6		Option 1B - Foam grout voids and jack slabs in classrooms		1	\$130,000	The slabs will still settle over time.
BJHS-6.7		Option 1C - Foam grout to stabilize soils, fill voids and jack classroom & corridor slabs				\$175,000 to reduce the risk of settlement over time.
BJHS-6.8		Option 2-Replace poor soils and settling slabs in classrooms & corridor = \$570,000 + flooring				Remove and replace existing slabs and poor soils. Includes \$40,000 for new partitions between classrooms
BJHS-6.9		Option 3 - Lightweight concrete fill to level the slabs in 7 classrooms	\$6.50/sf	5500 sf		\$35,000 estimate. Slabs will continue to settle.
BJHS-6.10		Repair windows		1	\$5,000	
BJHS-6.11		Replace carpet at corridors, band room, interior classrooms and offices	\$5.50/sf	5300 sf	\$29,200	
BJHS-6.12		Add ventilation at teachers room copiers		1	\$4,000	
				1		
BJHS-7.1	1976 Wing	Replace operable partitions with smoke/fire rated partitions at corridor	\$20/sf + doors	1000 sf	\$26,000	
BJHS-7.2		If sprinkler is added, eliminate exterior doors and modify frames with insulated panel (low) and window (above).	\$1750/door	4	\$7,000	
BJHS-7.3		Repair windows		1	\$5,000	
BJHS-7.4		Modify roof edge with extension/drip to keep water off brick. Add 'drip strip" and drainage.	\$25/lf	1000 ft	\$25,000	
BJHS-7.5		Enclose the kiln area with 1-hour rated partitions and one 45-minute door @ \$1,665	448 sf	\$8.80/sf	\$5,600	
BJHS-7.6		Provide SAT ceiling at Music Classroom (peeling paint at roof deck)	\$4/sf	1400 sf	\$5,600	
BJHS-7.7		Replace lights in Music Classroom	\$180/fixture	16	\$2,900	
BJHS-7.8		Replace the HM door frame from the corridor to the courtyard			\$4,500	
BJHS-8.1	1959 Wing	Repair windows			\$5,000	
BJHS-8.2		Provide ADA fixtures in the boys' and girls' locker rooms			\$20,000	



Coffin Elementary School 1955

Brunswick School Department

12 Classroom Modular 14,076 sf

Item 1: Construction			
1.3 New 12 classroom modular		\$2,156,267	
Subtotal		\$2,156,267	\$2,156,267
Item 2: Admin. Costs and Reserves			
2.1 Site Purchase		\$0	
2.2 Furnishings & Moveable Equipment 6%		\$129,376	
2.3 Technology 3%		\$0	
2.4 Advertising, Insurance, Legal, Printing		\$10,000	
2.5 Contingency (5 % of Item 1)		\$107,813	
2.6 % for Art		\$0	
Subtotal		\$247,189	\$247,189
Item 3: Fees and Services			
Basic Services			
3.1 Civil Engineering	\$774,200 @	7.3 %	\$56,517
3.3 Reimbursables & Permits			\$15,000
Special Services			
3.4 Environmental Permitting			\$20,000
3.5 Survey, Soils and Wetlands			\$0
3.6 Construction Testing			\$10,000
3.7 Special Inspections			\$10,000
3.8 Clerk			\$0
3.9 Commissioning			\$0
3.10 Owner's Representative			\$0
			\$0
Subtotal		\$111,517	\$111,517
Total Project Cost			\$2,514,973



PROPOSED IMPROVEMENTS WITH ESTIMATES OF PROBABLE COST

Brunswick Junior High School

Coffin Elementary School



BRUNSWICK SCHOOL DEPARTMENT

Brunswick, Maine

June 2015

PREPARED BY

PDT Architects
Portland, Maine



Architecture ■ Interior Design ■ Planning



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- Report with Descriptions of Proposed Improvements
- Architectural Floor Plans Locating Proposed Improvements
- Geotechnical Report on Exploration in Areas of Floor Settlement
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II. Coffin Elementary School

- Report with Descriptions of Proposed Improvements
- Architectural Floor Plans Locating Proposed Improvements
- Spreadsheet of Estimated Probable Costs of Proposed Improvements

III. Total Project Cost Summaries

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V. Site Improvements and Modular Classroom

- Existing Conditions with Observations of Deficient Site Issues
- Site Improvements Schematic
- Playground Improvements Schematic
- Modular Classroom Addition – Concept 1A



Existing Building Overview:

The Brunswick Junior High School consists of numerous additions to the original single story school constructed in the late 1950s. As a result, the current building contains a variety of systems and materials from many different eras of construction that are at different points in their useful life spans. This has made operation and maintenance of the building challenging for the school department.

PDT Architects has developed the following list of proposed repairs, improvements and replacements of building systems with the goals of maintaining and improving safety, comfort, and accessibility over the next decade of building operation. Systems and materials found to be near or beyond their expected service lifespans have been identified for replacement.

BUILDING-WIDE WORK:

BJHS-1.1/1.2 FIRE PROTECTION

The BJHS is partially protected by an automatic sprinkler system. Extending the coverage area and integrating the existing system to provide a complete, supervised automatic sprinkler system would dramatically increase the level of protection for occupants and property in the event to of a fire. Existing heads in protected areas should be replaced to assure functionality.

Total building area: 94,000 sf +-

Area currently protected: 41,800 sf +-

Full sprinkler coverage also reduces the requirement for corridor separation from 1-hour fire-separation to smoke tight separation and eliminates the requirement for exterior doors and emergency escape windows from classrooms.



BJHS-1.3 DOOR HARDWARE

There is a wide variety of door hardware in use at the school. Barrier-free compliant lever handles have been installed in the 1959/1983 100/200 wing, but knobs are installed in the majority of other locations. Doors appear to be lockable from the corridor side. Replacing locksets that allow classrooms to be locked from the inside would add a layer of security.



BJHS-1.4 WIRED GLASS

A significant number of doors lites, side lites, transom lites and borrowed lites are glazed with wired glass. Building Codes now consider wired glass to be a safety hazard and prohibit its installation in new educational occupancies. Existing wire glass is allowed to remain, but replacing it in doors, sidelights and borrowed lites at levels of potential student impact would increase safety.



BJHS-1.5/1.6/1.7/.1.8 REMOVE HAZARDOUS BUILDING MATERIALS

The School Department has kept current with hazardous material monitoring requirements. Surveys on file with the School Department indicate the presence of asbestos in transite boards, floor tile, tile adhesives and pipe insulation and fittings. Lead paint has been documented in a few locations. As long as its condition is monitored and documented, immediate abatement of asbestos and lead is not required, but it may be considered desirable by the facilities staff or by the community. PCBs, identified in exterior sealants, must be removed immediately.





BJHS-1.9 ADA SIGNAGE
ADA-compliant room identification signage is not present at most locations. Room signage is not required, but where room signage is provided it must be ADA-compliant.



BJHS-1.10 EXTERIOR ROOM & DOOR NUMBERS
Provide large-format exterior classroom and exit door numbering for security and to aid emergency responders.



BJHS-1.11 REPAIR/REPLACE FAILING WINDOWS
Repair windows to address observed air and water infiltration and failed seals. Insulated glass panels can be replaced and new seals provided at glass perimeters. Existing sealant can be removed from frame perimeters and new sealant installed. This work can be done with existing frames can be left in place. This is a cost-effective economical alternative to replacing entire window units.



BJHS-1.12 ACCESSIBLE STUDENT TOILET ROOMS
None of the student toilet rooms meet current Maine Human Rights Act/ADAAG standards for accessibility. Re-configuring all multi-user toilet rooms will reduce the fixture count dramatically. To avoid creating a shortage of toilet facilities, new accessible toilet rooms could be constructed elsewhere in the building

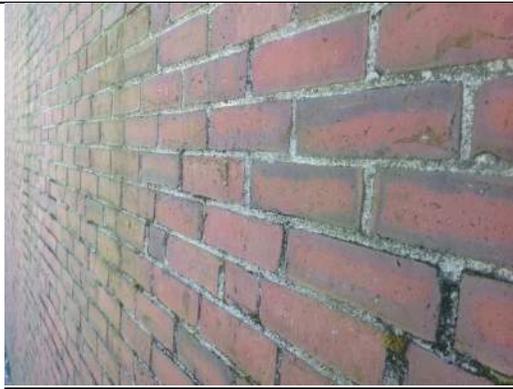
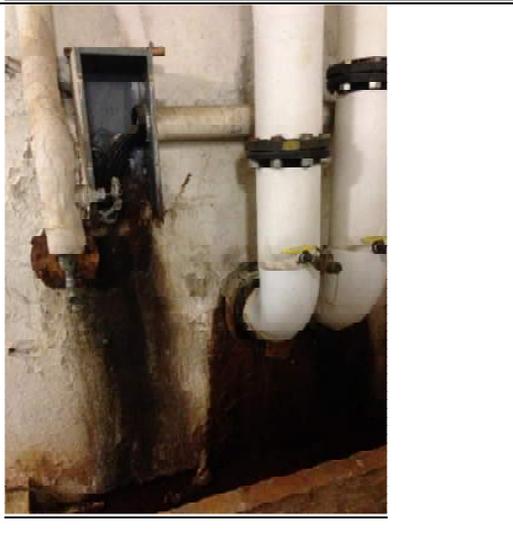


BJHS-1.13 WINDOW TREATMENTS
Provide new window shades or woven blinds at classrooms for light control, to reduce glare and improve visibility of teaching boards and video displays.



BJHS-1.14 MODIFY ROOF EDGES
Modify flat roof edges at the Gym & classroom wings to prevent water from running down the face of the exterior walls. At the Gym, this may lead to premature failure of exterior walls and translucent wall panels caused by from run-off that is intended to be received by interior roof drains. The existing flush roof edge can be modified to create a small parapet that would prevent water from spilling over the side. See also BJHS-1.15



<p><u>BJHS-1.15 REPOINT BRICK</u> Repoint brick veneer in areas damaged by roof run-off.</p>	
<p><u>BJHS-2.1 REPLACE UNDERGROUND PIPING FROM BOILER PLANT AND REPLACE BOILER PLANT STACK</u> The existing underground hot water piping between the Central Boiler Plant and school is past its useful life. Existing and possible future leaks could result in the need to perform an emergency replacement which is likely to result in excessive costs and potential downtime. One of the existing boiler stacks is original and should be replaced to match the other stacks that have already been replaced. Existing oil piping was abandoned in place when the system was converted to natural gas. The existing oil pumps and piping should be removed.</p>	
<p><u>BJHS-2.2 REPLACE ABATED PIPE INSULATION</u> Provide new pipe insulation for piping that has asbestos insulation abated. See also BJHS-1.5.</p>	

<p><u>BJHS-2.3 SCIENCE ROOM GAS SYSTEM</u> Provide new emergency gas shut-off in (1) science room, eliminate gas to other science classrooms.</p>	
<p><u>BJHS-2.4 EMERGENCY EYEWASH STATIONS</u> Provide ADA-compliant emergency eyewashes in science and art rooms.</p>	
<p><u>BJHS-3.1/3.2 CENTRAL CLOCK and PHONE SYSTEMS</u> The clock system is not up to date and does not cover all sections of the building. Replace phone system.</p>	

<p><u>BJHS-3.3 PUBLIC ADDRESS SYSTEM</u> The existing PA is not up to date and does not cover all sections of the building. Replace the public address system.</p>	
<p><u>BJHS-3.4 FIRE ALARM SYSTEM</u> Provide new fire alarm system and emergency evacuation system. The existing fire alarm system should be updated with a newer addressable system.</p>	
<p><u>BJHS-3.5 CCTV SYSTEM</u> Provide new CCTV Security System.</p>	



<p><u>BJHS-3.6 REPLACE EXIT SIGNS</u> Replace illuminated exit signs throughout the building.</p>	 A photograph showing a red illuminated 'EXIT' sign mounted above a doorway in a classroom.
<p><u>BJHS-3.7 CEILING MOUNTED PROJECTORS</u> Provide data and power outlets for ceiling mounted projectors in the classrooms.</p>	 A photograph of a classroom interior, showing a whiteboard, a projector mounted on the ceiling, and student desks.
<p><u>BJHS-3.8 FIBER OPTIC WIRING</u> Provide fiber optic wiring to data switches located throughout the building.</p>	
<p><u>BJHS-3.9 GENERATOR</u> Provide Generator for data closet - (Assumed 100KW)</p>	
<p><u>BJHS-3.10 SITE LIGHTING</u> Provide site lighting to enhance campus safety and security.</p>	 A photograph of an outdoor campus area at dusk or night, showing trees and a building illuminated by site lighting.



BJHS-3.11 DOOR STATUS SWITCHES

Install door status switches at all exterior door and monitoring system for increased security.



WORK IN MAIN ENTRANCE AREA:

BJHS-4.1/4.2 REPLACE METAL CEILING & LIGHTS
Replace metal slat ceiling system and lights at the main entrance. At the main entrance corridor, main circulation node and Gym Lobby, the linear metal ceiling has become damaged and delicate from age and modification. Abandoned light fixtures have been left in place. Addition of sprinkler system will further damage this ceiling system.



BJHS-4.3 SECURITY VESTIBULE
Add/reconfigure a secure entry vestibule near the main office to control entry access.



BJHS-4.4 SEAL TOP OF WALL
Stabilize or replace top of wall insulation above exterior aluminum storefront at main entrance lobby. Loose fiberglass batt insulation observed above linear metal ceiling system.



BJHS-4.5 SEAL TOPS OF PARTITIONS

The open stair at the main circulation node carries half of the occupant load from the second floor of the 1983/200 wing, and loads from several other corridors discharge into this space. The stair vertical opening appears to be enclosed by fire-rated construction at the second floor level but not at the first floor level. In its current configuration, this node must be separated from adjacent areas of the building by 1-hour fire rated construction. On the first floor, one of two marked exit paths passes through an adjacent non-sprinklered space. Of the 13 door leaves that open into this space, only two are labelled as fire-rated. Since this condition contains several life-safety and fire-separation issues, any work should be reviewed and approved by the State Fire Marshal's office and local code enforcement and fire departments.



BJHS-4.6 FIRE RATED GLAZING

Install a fire-rated hollow metal frame and glazing at borrowed lite between the Main Office and the adjacent corridor.



BJHS-4.7 FALL PROTECTION

Guard rails at the stair at the north end of the main corridors are too open and too low to comply with standards for fall protection in new construction. Existing handrails also do not meet current standards for graspability. Removing the current rail assembly back to the steel stringer and replacing it with a new guard and handrail system would increase safety and accessibility. A similar condition exists at the Library stair.





BJHS-4.8 INTERIOR GLAZING REPLACEMENT
Install tempered safety glazing at main stair enclosure partition. Existing glass is not marked as tempered.



BJHS-4.9 RENOVATE STUDENT TOILET ROOMS
Gypsum board ceilings in student toilet room would eliminate the opportunity for contraband to be stored in toilet rooms. Existing suspended ceilings are nearing the end of their service life. Provide new toilet compartments, accessories, lighting and HVAC. Patch and repair floors.





WORK IN 1980s WING:

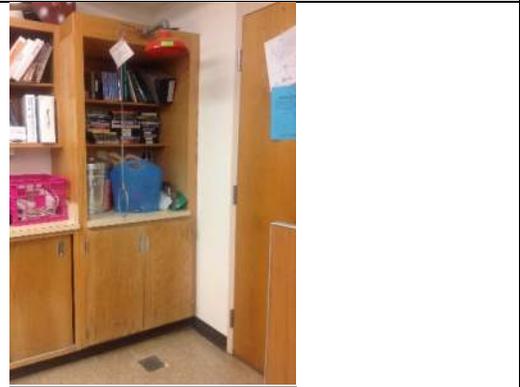
BJHS-5.1/5.2 CARPET REPLACEMENT
Corridors and non-science classrooms are carpeted. Carpet is stained and ripped at multiple locations and transitions at corridor doors are secured with duct tape at many locations creating potential trip hazards. Carpet will reach the end of its service life within the next few years.



BJHS-5.3 SCIENCE ROOM GAS SYSTEM
Reconfigure or eliminate gas system, including shut-off (see BJHS-2.3).



BJHS-5.4 EMERGENCY EYE WASH AND SHOWER
Upgrade emergency shower or convert to ADA eyewash units (see BJHS-2.4)





BJHS-5.5/5.6/5.8 REPAIR CLASSROOM WINDOWS
Interior and exterior perimeter gaskets between glass and frames have pulled away from the frame at numerous locations. This allows water and air infiltration that can damage building materials and create condition for mold growth. Replace Insulated glazing units and seals, leaving frames in place. Remove failed sealant and provide new sealant at window frame perimeters.



BJHS-5.7 REPLACE WOOD WINDOWS
Replace failing wood window units at Library and Special Ed areas with aluminum windows.



BJHS-5.9 RENOVATE STUDENT TOILET RMS
Gypsum board ceilings in student toilet room would eliminate the opportunity for contraband to be stored in toilet rooms. Existing suspended ceilings are nearing the end of their service life. Provide new toilet compartments, accessories, lighting and HVAC. Patch and repair floors.





BJHS-5.10 REMOVE ACORDIAN PARTITIONS FROM CLASSROOMS
Several classrooms are separated by accordion partitions. Replacing these with fixed partitions would increase acoustical separation between adjacent classrooms and provide more locations for installation of electrical and data receptacles. This would increase safety by reducing use of extension cords.



BJHS-5.11/5.12 IMPROVE ACCESSIBILITY AT TEACHERS LOUNGE
Casework at teacher's lounge does not meet barrier-free standards. Replace with accessible base cabinets and sink. Upgrade toilet room to current ADA standard.



BJHS-5.13 FALL PROTECTION AT LIBRARY STAIR
Guard rails at the Library stair are too open and too low to comply with current standards for fall protection. Removing the current rail assembly back to the steel stringer and replacing it with a new guard and handrail system would increase safety and accessibility.



BJHS-5.14 LIGHT LEVELS AT LIBRARY STAIR
Light levels are below current standards.
Replace existing light fixtures to increase safety
for users of the stair.



BJHS-5.15 REPLACE STAIR DOORS
Existing doors are not labelled as fire-rated
doors, as required by current codes.



WORK IN 1960s WING:

BJHS-6.1/6.2 REPLACE CLASSROOM CEILINGS AND LIGHT FIXTURES

At all seven classrooms, the condition of suspended ceiling tiles is poor, and many have been replaced with non-matching tiles. Grids have also been stressed by floor/partition settlement at several locations. Light fixtures appear to be approaching the end of their service life.



BJHD-6.3 SEAL TOP OF CORRIDOR PARTITIONS

Codes require corridor partition in sprinklered educational occupancies to resist the passage of smoke. Not all parts of existing corridor partitions extend to the roof deck.



BJHS-6.4 ACCESSIBLE STAFF TOILET ROOMS

The two staff toilet rooms do not meet current Maine Human Rights Act/ADAAG standards for accessibility. Re-configure to provide one barrier-free water closet and one barrier-free lavatory. Additional work to include replacement of existing suspended ceilings, toilet compartments, accessories, lighting and HVAC. Patch and repair floors.



<p><u>BJHS-6.5 FOAM GROUT UNDER CORRIDOR SLAB - OPTION 1A</u> Core samples show a void under the corridor floor slab. Grouting this space solid would decrease the likelihood of sudden failure of the corridor slab. See also BJHS-6.6 and Becker Structural Engineering report.</p>	 <p>06/10/2015 10:27</p>
<p><u>BJHS-6.6 FOAM GROUT UNDER CLASSROOM FLOOR SLABS - OPTION 1B</u> Several classrooms that have experienced extreme differential floor slab settlement. It may be possible to raise existing classroom floor slabs in place by injecting foam grouting. Further investigation is required to confirm if this is a viable given the large quantity of organic material identified under the slabs by core sampling. Slabs may continue to settle.</p>	 <p>06/15/2015 10:00</p>
<p><u>BJHS-6.7 USE FOAM GROUT TO COMPACT AND STABILIZE SOIL UNDER CLASSROOM FLOORS - OPTION 1C</u> To reduce the likelihood of further settlement over time, foam grout can also be used to compact the existing soil below floor slabs. This would be in addition to the slab-raising work described in BJHS-6.6</p>	 <p>06/10/2015 17:00</p>



<p><u>BJHS-6.8 REPLACE EXISTING SOILS AND SLABS AT CLASSROOMS AND CORRIDORS</u> Remove slabs, soils and organic materials down to stable soils and replace with compressed, stable fill. Replace slabs. Remove and replace existing framed partitions between classrooms that are constructed on the existing slab. See also report from Becker Structural Engineering and geotechnical report from SW Cole.</p>	 A photograph showing an excavator with a bucket attachment working on a construction site. The excavator is positioned in a deep, narrow trench, and its bucket is raised. The ground around the trench appears to be dirt and some debris. A timestamp in the bottom right corner of the photo reads '05/15/2015 15:48'.
<p><u>BJHS-6.9 LEVEL FLOOR FROM ABOVE</u> Overlay existing failed classroom floor slabs with light-weight concrete to level surfaces. Slabs may continue to settle.</p>	 A photograph of a classroom interior. The room is filled with rows of desks and chairs. The walls are decorated with various posters and notices. A whiteboard is visible in the background. The floor appears to be made of wood or a similar material.
<p><u>BJHS 6.10 REPAIR WINDOWS</u> Interior and exterior perimeter gaskets between glass and frames has pulled away from the frame at several locations. This allows water and air infiltration that can damage building materials and create condition for mold growth. Replace Insulated glazing units and seals, leaving frames in place. Remove failed sealant and provide new sealant at window frame perimeters.</p>	 A close-up photograph of a window frame. The frame is made of wood and is set into a wall. The glass is partially visible, and the surrounding area shows some signs of wear and tear, including what appears to be a gap or damage to the sealant around the frame.



BJHS-6.11 REPLACE CARPET
Carpet at corridors, Music Room and small rooms is stained and ripped at multiple locations and transitions at corridor doors are secured with duct tape at many locations creating potential trip hazards. Carpet will reach the end of its service life within the next few years.



BJHS-6.12 EXHAUST COPIERS IN WORK ROOM
Current standards call for a dedicated exhaust system to remove airborne toxins generated by large copiers.



WORK IN 1976 WINGS:

BJHS-7.1 CORRIDOR/CLASSROOM SEPARATION
Classrooms are separated from the corridor by operable partitions. Replacing these with fixed partitions would increase acoustical separation, address code compliance issues and provide an opportunity to add power and data receptacles in classrooms.



BJHS-7.2 INFILL EXTERIOR DOORS
If sprinkler system is added, exterior doors from classrooms will no longer be required. These doors are not wide enough to accommodate wheelchair passage and frames and transoms have been damaged by run-off from the roof. Remove doors, weld in hm sills and an intermediate hm rail, and infill with insulated metal panels.



BJHS-7.3 REPAIR WINDOWS
Interior and exterior perimeter gaskets between glass and frames has pulled away from the frame at several locations. This allows water and air infiltration that can damage building materials and create condition for mold growth. Replace Insulated glazing units and seals, leaving frames in place. Remove failed sealant and provide new sealant at window frame perimeters.



BJHS-7.4 ROOF DRAINAGE
Water from the existing sloped roof runs over a metal fascia with a minimal drip edge. This means that most of the run-off runs directly down the face of the building. Extending the eave or the drip edge to direct water away from the wall/window surface and providing a gravel strip below the drop area would increase the life expectancy of the wall and windows at this location.



<p><u>BJHS-7.5 ENCLOSE KILN AREA</u> The State Fire Marshal's office has historically considered kiln areas in schools to have a significantly higher hazard than adjacent educational areas and has required them to be located in fire-rated enclosures, even in schools protected by sprinkler systems.</p>	
<p><u>BJHS-7.6/7.7 UPGRADE BAND ROOM CEILING</u> Current space is very acoustically live with painted concrete floor, cmu and gwb wall surfaces and exposed metal roof deck. An acoustical ceiling and new lighting would improve the environment and cover peeling paint.</p>	
<p><u>BJHS-7.8 REPLACE HM DOOR FRAMES</u> Water infiltration and condensation have caused extensive rust at the bottom of hollow metal exterior door frames at corridor.</p>	



WORK IN 1959 WINGS:

BJHS-8.1 REPAIR WINDOWS
Repair existing aluminum windows that are no longer weather-tight.



BJHS-8.2 ACCESSIBLE LOCKER ROOMS
Provide barrier-free plumbing fixtures and lockers at Boys and Girls locker rooms as required by ADA standards.



STRUCTURAL IMPROVEMENTS:

BJHS-9.1 UPGRADE ROOF STRUCTURE
Make structural improvements to roof areas as described in the attached structural engineering analysis and recommendations by Becker Structural Engineers.





IMPROVEMENTS TO SITE AND ATHLETIC FIELDS:

<p><u>BJHS-10.1</u> Turf playfield improvements (FS&T item A-1)</p>	 A photograph showing a large, flat, rectangular area of turf or artificial grass being installed or prepared on a site. The area is surrounded by trees and appears to be a playfield.
<p><u>BJHS-10.2</u> Repair pavement ponding areas (FS&T items A-2 & 4)</p>	 A close-up photograph of a concrete curb and a metal pipe. Water is overflowing from the pipe onto the asphalt pavement, creating a large, white, foamy puddle.
<p><u>BJHS-10.3</u> Storm drainage repair (FS&T items B-1 & 2)</p>	 A photograph of a storm drainage inlet. The inlet is a rectangular opening in the ground, surrounded by a concrete curb. The area is overgrown with dry leaves and twigs, and there is a small pool of water in the inlet.



BJHS-10.4 Additional storm drainage investigation (FST&T item B-3)



BJHS-10.5 Pavement repair (FS&T items C-1, 2 & 4)

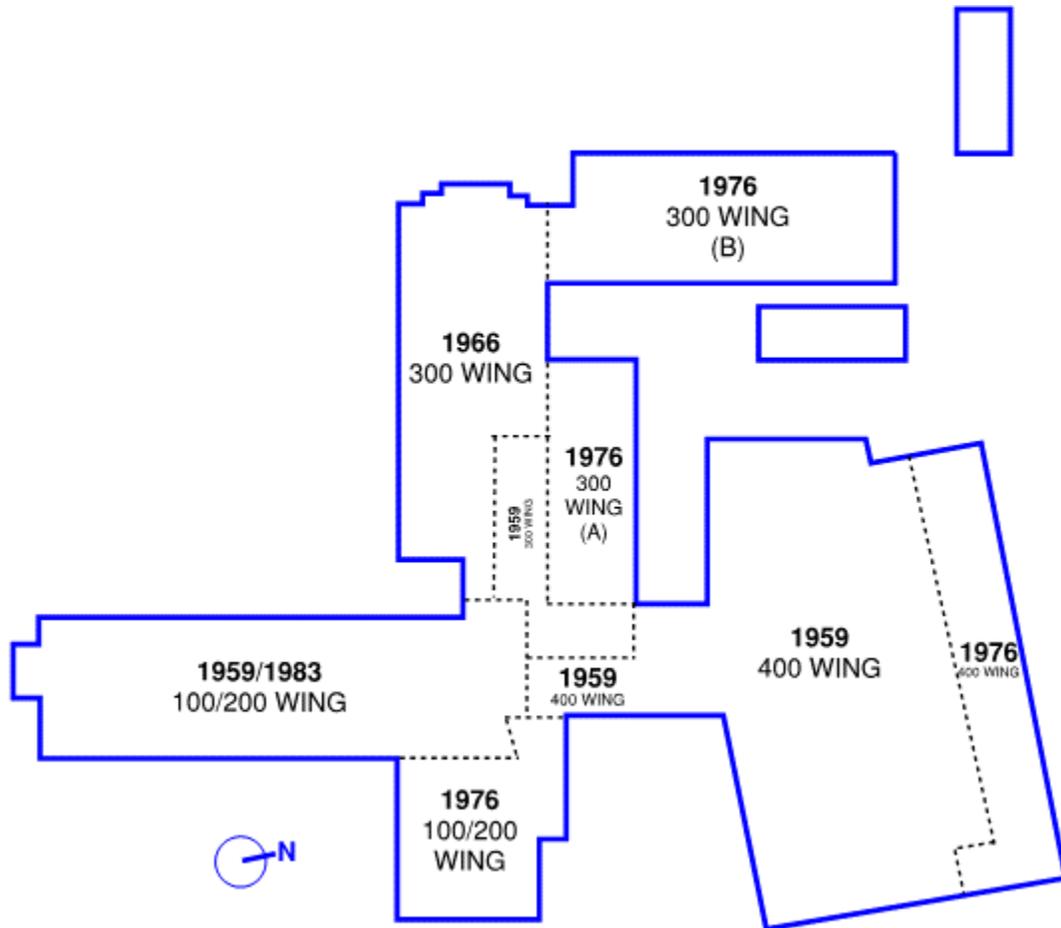


BJHS-10.6 Playground improvements (FS&T item D-1)





BJHS-10.7 Additional Site Lighting
Provide site lighting to enhance campus safety and security.





BJHS-5.11/5.12 ADA Upgrades at Teacher Lounge:
Replace counter, cabinets and sink.
Modify toilet room to comply w/ ADAAG.



BJHS-4.7 Upgrade Stair Rails:
Provide infill to upgrade fall protection at egress stair guard rail. Provide handrails per ADAAG.



Areas colored BLUE on floor plans are protected with an automatic sprinkler system. See BJHS-1.1/1.2

BJHS-7.5 Enclose Kiln Area
BJHS-7.6/7.7 Improve Acoustics and lighting in band rehearsal Area

BJHS-1.1/1.2 Add Sprinkler System:
No sprinkler system is in place in this wing. Emergency escape windows and doors have been provided, but corridors do not appear to be fire-rated.

BJHS-6.11 Replace Carpet:
Replace carpet at Band Room and all other classrooms in the 1959 wing

BJHS-7.8 REPLACE HM FRAME:
Extensive rust at the bottom of hollow metal exterior door frames at corridor.



BJHS 6.7 Repair Insulated Alum Windows:
Numerous exterior and interior sealant joints are shrunken and dislocated allowing air and water infiltration. Repair water damaged interior drywall and wood trim at windows.

BJHS-6.2/6.1 Replace badly worn ceiling tile and light fixtures in classrooms at both sides of corridor

BJHS-1.13 Replace Window Shades:
Many existing shades and blinds throughout the school used to control glare and dim rooms are not functional.

BJHS-1.11/6.10/7.3/8.1 Repair Failed Window Units:
Some existing units have failed and are allowing excessive air and water infiltration.

BJHS-7.1 Replace Operable Corridor Partitions w/ Fixed Partitions:
This will provide more power and data locations and bring building into code compliance for corridor fire rating or smoke tightness.

BJHS-7.4 Extend Roof Overhang:
Brick surface is mossy and work from roof run-off. Extend roof edge to provide drip edge. Provide gravel skirt and possibly surface drain at drip line.

BJHS-7.2 Infill Doors:
If sprinkler system is added, remove and infill hm doors, frame and transoms.

BJHS-1.2/1.2 Extend Sprinkler System:
Sprinkler coverage is currently limited to main seating area. Tectum ceiling tiles very dated.



BJHS-1.15 Repoint Brick:
Brick has been damaged by roof run-off at numerous locations. See also BJHS-1.14.

BJHS-6.12 Add Exhaust for Large Copiers

BJHS-1.5 Abate VAT:
Exposed VAT is showing signs of wear.

BJHS-8.2 ADA Fixtures:
Provide ADA fixtures at Boys and Girls locker rooms.

BJHS-4.5 Upgrade Fire Ratings:
If a sprinkler system is not provided, then the area through which the exit stair discharges must be separated from non sprinkled areas by 1-hr fire-rated construction. Doors, borrowed lites, partitions and penetrations through partitions must be verified and upgraded as required. If a sprinkler is provided then current condition may be acceptable.

BJHS-4.1/4.2 Replace Linear Metal Ceiling and Lighting:
At entrance Lobby and central corridor node.



BJHS-4.3 Front Door Access Control:
Provide security vestibule.

BJHS-4.4 Seal/insulate Top of Exterior Wall:
Joint appear to be stuffed with loose lg batts

BJHS-4.2 Replace Linear Metals Ceiling:
Ceiling has been repeatedly modified and abandoned light fixtures left in place.

BJHS-1.14 Modify Roof Edge Perimeter:
Consider adding vertical kick at fascia and/or raising parapet to prevent sheet drainage over face of building. Structural analysis of adjacent drift areas is required.

BJHS-6.5/6.6/6.7/6.8/6.9 Repair Slab Settlement:
Option to correct slab settlement are listed in the report and estimate.

BJHS-6.4 Reconfigure Staff Toilet Rooms:
Upgrade to ADAAG standards.

BJHS-1.11/5.5/5.6/5.8 Repair Replace Window Glazing:
Condensation at numerous sealed insulated glazing units. Numerous exterior and interior sealant joints are shrunken and dislocated allowing air and water infiltration. Repair water damaged interior drywall at windows.

BJHS-1.12/5.9 Renovate Student Toilet Rooms:
Provide better privacy separation between boys and girls toilet rooms. Replace toilet partitions. Consider replacing SAT ceiling with hard ceiling for security. See also BJHS-1.12.

BJHS-4.8 Replace Glass:
Replace existing large glass wall units with tempered safety glass at stair
BJHS-4.6 Borrowed Lite:
Replace existing large tempered glass borrowed lite with smaller, fire-rated unit.

BJHS-5.1/5.2 Replace Carpet:
Carpet at classrooms and corridor is well into its expected service life and will require replacement within the next ten years. Tearing and staining is evident in several classrooms. Transitions between rooms and corridors are stabilized with duct tape at several locations



BJHS-6.7 Replace Large Wood Windows:
Replace large wood windows at Library/Special Ed areas with aluminum units

BJHS-1.12/4.9 Reconfigure Student Toilet Rooms:
Replace toilet partitions. Consider replacing SAT ceiling with hard ceiling for security. See also BJHS-1.12.

BJHS-4.5 Modify Egress from Stair:
If sprinkler system is not installed, then space between stair doors and exit door must be separated from the rest of the building by 1-hr construction.

BJHS-1.4 Replace wired Glass with Tempered Glass:
Wired glass is now considered a safety hazard and is not allowed in new school construction. Wired glass is installed at all interior door, and borrowed lite.



BJHS-2.3/2.4/5.3/5.4 Modify Science Classroom Safety Systems:
Gas shut-off and safety shower are make-shift configurations. Replace/reconfigure or eliminate gas system. Add eye-wash stations.



2 SECOND FLOOR PLAN
1" = 20'-0"



BJHS-1.12/5.9 Renovate Student Toilet Rooms:
Replace toilet partitions. Consider replacing SAT ceiling with hard ceiling for security. See also BJHS-1.12.

BJHS-5.15 Replace Stair Doors:
Provide labeled, fire-rated doors at egress stair.
BJHS-5.13/5.14 Upgrade Stair Rails and Light Levels:
Provide infill to upgrade fall protection at egress stair guard rail. Provide handrails per ADAAG.



BJHS-1.3 Upgrade Classroom Door Hardware:
Replace with classroom lock set to provide the ability to lock down classrooms from within.

BJHS-5.10 Replace Accordion Partitions:
Replacing accordion partitions with fixed partitions would increase acoustical separation between classrooms and allow for additional power and data location.



BJHS-3.1 Replace Central Clock System:
Original synchronized system has been replaced by free-standing clocks at several locations.

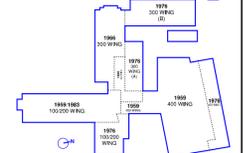


BJHS-1.10 Exterior Classroom and Door Numbering:
New schools in Maine typically include large format numbers on doors and classroom windows to facilitate response to safety and security threats.

BJHS 3.11 Door Status Monitoring Switches:
Provide capability to monitor status of exterior doors.

1 EXISTING FIRST FLOOR PLAN
1" = 20'-0"

- THROUGHOUT BUILDING**
- BJHS-3.3 Replace Public Address System
 - BJHS-3.4 Replace Fire Alarm System
 - BJHS-3.5 Provide CCTV Security System
 - BJHS-3.6 Replace Exit Signs
 - BJHS-3.7 Wiring for Ceiling-mounted Projectors in Classrooms
 - BJHS-3.8 Add Fiber Optic Wiring
 - BJHS-3.9 Add Generator for Data Closet



- General Observations:**
- The largest value in terms of both life safety and property protection may be to expand the sprinkler system to protect the entire facility. See BJHS-1.2/1.2
 - Sprinklered and non-sprinklered parts of the building should be separated with fire-rated construction.
 - In non-sprinklered areas, corridor partitions should have a 1/2-hr fire-rating, including penetrations, top of partition joints and opening protectives. This is waived if exterior doors from spaces provide direct access to the exterior. In un-sprinklered areas, corridor partitions should have a 1-hr fire rating. In sprinklered areas, corridor partitions should perform as NFPA smoke partitions and should be designed to resist the passage of smoke, including penetrations, top of partition joints and opening protectives.
 - More toilet rooms that comply with current barrier-free (2010 ADAAG) standards should be provided. A practical alternative to reconfiguring existing toilet rooms, that would not reduce building-wide toilet fixture count, may be to construct new barrier-free toilet rooms at new locations. See BJHS-1.12.
 - In all parts of the school, the central clock system has been replaced with separate, battery-operated clocks.
 - Provide new flooring (carpet or VCT) at flooring abatement locations. See BJHS-1.6.
 - Results of surveys documenting the extent of hazardous building materials such as asbestos, PCBs and lead have been performed and maintained by AQM. Cost estimates for abatement included in these surveys have been included in this report, along with cost estimates for replacement and repair at abatement locations. See BJHS-1.6/1.7/1.8.
 - See attached spreadsheet and report for additional recommended repair/replacements and further information on the item listed on this drawing.
 - See attached structural engineering evaluation from Becker Structural Engineers for more information about existing roof framing capacities and floor settlement repair. See BJHS-9.1.
 - See FST Site drawings, estimates and reports for work outside of the building enclosure, including playgrounds and boiler plant.



49 DARTMOUTH STREET
PORTLAND, MAINE 04101
207-775-1059
www.pdtarchs.com

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Brunswick Junior High School
Proposed Improvements

JOB NO.
XXXX

DRWN. CHK
Checker

SCALE:
1" = 20'-0"

ISSUE
JUNE 16, 2015

TITLE
EXISTING
CONDITION
FLOOR PLAN

SHEET

A100

R E P O R T

June 10, 2015
15-0349 S

Report of Finding

Existing Floor Slab Distress
Brunswick Jr. High School
65 Columbia Ave
Brunswick, Maine

PREPARED FOR:

Brunswick School Department
Attention: Paul Caron
Director of Facilities and Transportation
46 Federal Street
Brunswick, Maine 04011

PREPARED BY:

S. W. Cole Engineering, Inc.
Paul F. Kohler, P.E.
Sr. Vice President
286 Portland Road
Gray, Maine 04039
(207) 657-2866



S.W. COLE
ENGINEERING, INC.

- *Geotechnical Engineering*
- *Construction Materials Testing*
- *GeoEnvironmental Services*
- *Ecological Services*

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3.0 SITE AND SUBSURFACE CONDITIONS	4
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3.2 Soil and Groundwater	4
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Attachment A	Limitations
Sheets 1 & 1A	Exploration Location Plan
Sheets 2-6	Exploration Logs
Sheet 7	Keys to the Notes & Symbols
Sheet 8	Subsurface Soil Cross Section
Sheets 9 & 10	Laboratory Gradation Reports

15-0349

June 10, 2015

Brunswick School Department
Attention: Paul Caron – Director of Facilities and Transportation
46 Federal Street
Brunswick, Maine 04011

Subject: Report of Findings
Existing Floor Slab Distress
Brunswick Jr. High School
65 Columbia Avenue
Brunswick, Maine

Dear Paul:

In accordance with our Proposal dated May 7, 2015, we have performed subsurface explorations for the subject project. This report summarizes our findings and its contents are subject to the limitations set forth in Attachment A.

1.0 INTRODUCTION

1.1 Scope and Purpose

The purpose of our services was to obtain subsurface information in the area of the slab distress in order to obtain slab, foundation and soils information. Our scope of services included:

- A review of existing drawings of the site and foundations provided by others
- An initial site visit
- Coordination of subsurface exploration work
- Laboratory soils testing
- Attending a project meeting at PDT Architects
- Preparation of this report

1.2 Site Conditions

Based on the existing foundation drawings dated July 26, 1965 provided by Becker Structural Engineers, and observations during our site visit on April 30, 2015, we understand that the concrete slabs located in the existing westerly classroom wing have settled up to about 5 inches since construction in the late-1960s. The subject classroom wing is approximately 160 ft. by 66 ft. in plan dimensions and is connected to the existing school building on the easterly end. This wing is one-story, high bay with masonry exterior walls and masonry corridor walls. The perimeter and corridor walls are reportedly supported on spread footings. Foundation plans indicate the classroom and corridor slabs were cast at elevation 76.0 ft. (project datum). The westerly end of this wing (existing music room) has a floor slab cast about 2 feet lower than the classroom/corridor slabs. We understand that the classroom slabs on both sides of the corridor have settled progressively greater from east to west, while the corridor slab and music room slabs do not show obvious evidence of settlement. Additionally, the existing masonry walls do not show obvious evidence of settlement.

Existing site features are shown on the “Exploration Location Plans” attached as Sheets 1 and 1A.

2.0 EXPLORATION AND TESTING

2.1 Explorations

Three hand borings (HB-1 through HB-3) and one hand probe (P-1) were made inside the building on May 5, 2015. Additionally, two backhoe-dug test pits (TP-1 and TP-2) were made on the same day adjacent to the exterior foundation wall on the southerly side of the subject wing of the building. The hand borings were made by S. W. Cole Engineering, Inc. (S.W.COLE). The test pits were made by Ray Labbe & Sons, Inc. of Brunswick, Maine working under subcontract to S.W.COLE. Locations of the explorations were selected by S.W.COLE based on discussions with PDT Architects during our site visit on April 30, 2015 and available locations to perform the explorations. The approximate exploration locations are shown on the “Exploration Location Plans”, attached as Sheets 1 and 1A.

Logs of the hand borings and hand probe explorations are attached as Sheets 2 through 5. Logs of the test pit explorations are shown on sheet 6. A key to the notes and symbols used on the log sheets is attached as Sheet 7. The approximate ground

surface elevations shown on the logs were estimated based on topographic information shown on the drawings provided by PDT Architects.

2.2 Testing

Hand borings HB-1 through HB-3 and hand probe P-1 were made using hand operated equipment. Soils were generally sampled continuously using a split spoon sampler and a non-standard 70 pound drop hammer. The split spoon blow counts shown on the log sheets were adjusted to approximate a standard 140 pound drop hammer. The test pits were made using a small rubber-tired backhoe.

Soil samples obtained during drilling were returned to our laboratory for classification and testing. The results of soil moisture content and organic content are noted on the logs. Results of two soil gradation tests are attached as Sheets 9 and 10.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Surficial

The existing ground surface around the subject classroom wing is approximately elevation 75 feet. Based on available drawings, it appears that there may have been a low drainage swale that existed beneath the westerly end of this wing in the general area of the hand borings. A drainage swale currently exists on the southerly side of this wing with an elevation of about 68 feet which drains to the south.

3.2 Soil and Groundwater

In general, the hand borings encountered a 4 to 5 inch thick slab overlying loose granular fill. Voids were encountered beneath the slabs at HB-2 and HB-3. A practical refusal surface was encountered at a depth of about 4.3 feet below the slab surface at HB-1, which may be a cobble, boulder or possibly a utility pipe. HB-2 and HB-3 encountered about 5 to 6 feet of fill overlying what appears to be native loose sand and organics. The organic thickness appears to be about 2.5 to 3 feet thick at these two borings. What appears to be sandy soils were encountered with a rod probe beneath the organics. HB-2 and HB-3 were terminated at depths of about 11.3 and 8.3 feet, respectively below the slab surface. Hand probe P-1 encountered what appears to be the top of the corridor wall footing at a depth of about 7 feet below the slab surface.

Test pits TP-1 and TP-2 encountered a mix of sand with roots and organics (foundation backfill) extending to approximately the bottom of footing depth. What appears to be loose native sand was observed at the bottom of footing depth. A rod probe was pushed by hand approximately 3 feet below the bottom of footing elevation through loose soil. At a depth of about 3 feet below the bottom of footing, the soil appears to be denser.

Wet to saturated soils were encountered at depths of about 4 to 6 feet below the ground surface at the explorations.

Refer to the attached logs for more detailed descriptions of the subsurface findings. An approximate soil cross section through the westerly classroom wing is attached as Sheet 8.

4.0 GENERAL COMMENTS

4.1 COMMENTS

Based on the findings at the explorations and information shown on the foundation drawings provided, it appears likely, that a low drainage swale with several feet of organics at or near the ground surface existed beneath this wing. It appears that the foundations for this wing are spread footings that are founded on native sands. The organics were likely removed from beneath the footings, but not the floor slab areas. Sandy fill was used to raise the grade beneath the slab areas, loading the organics remaining below the slabs. Over the years, the loose fill and organics have likely consolidated, leaving a void beneath the corridor slab and causing settlement of the classroom slabs.

We understand that several options are being considered to mitigate the slab settlement and sub-slab voids, including removal of the slabs, loose fill and organics and replacement with compacted structural fill and new slabs. Another option that is being considered is grouting beneath the slabs to stabilize the loose soils and organics as well as to jack up the slabs, where needed.

It should be understood that this has been a preliminary investigation for informational purposes. We recommend additional exploration work be performed, likely including borings inside and outside of the classroom wing to help better define the subsurface conditions prior to selecting and performing any mitigation measures.

5.0 CLOSURE

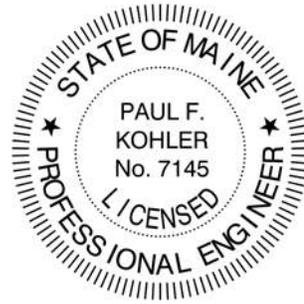
It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you during the construction phase of the project.

Sincerely,

S. W. Cole Engineering, Inc.

A handwritten signature in black ink that reads 'Paul F. Kohler'.

Paul F. Kohler, P.E.
Sr. Vice President



c: Jim Harford (PDT Architects)

PFK/jlw

Attachment A Limitations

This report has been prepared for the exclusive use of Brunswick School Department for specific application to the exiting westerly classroom wing of the Junior High School located at 65 Columbia Avenue in Brunswick, Maine. S. W. Cole Engineering, Inc. (S.W.COLE) has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

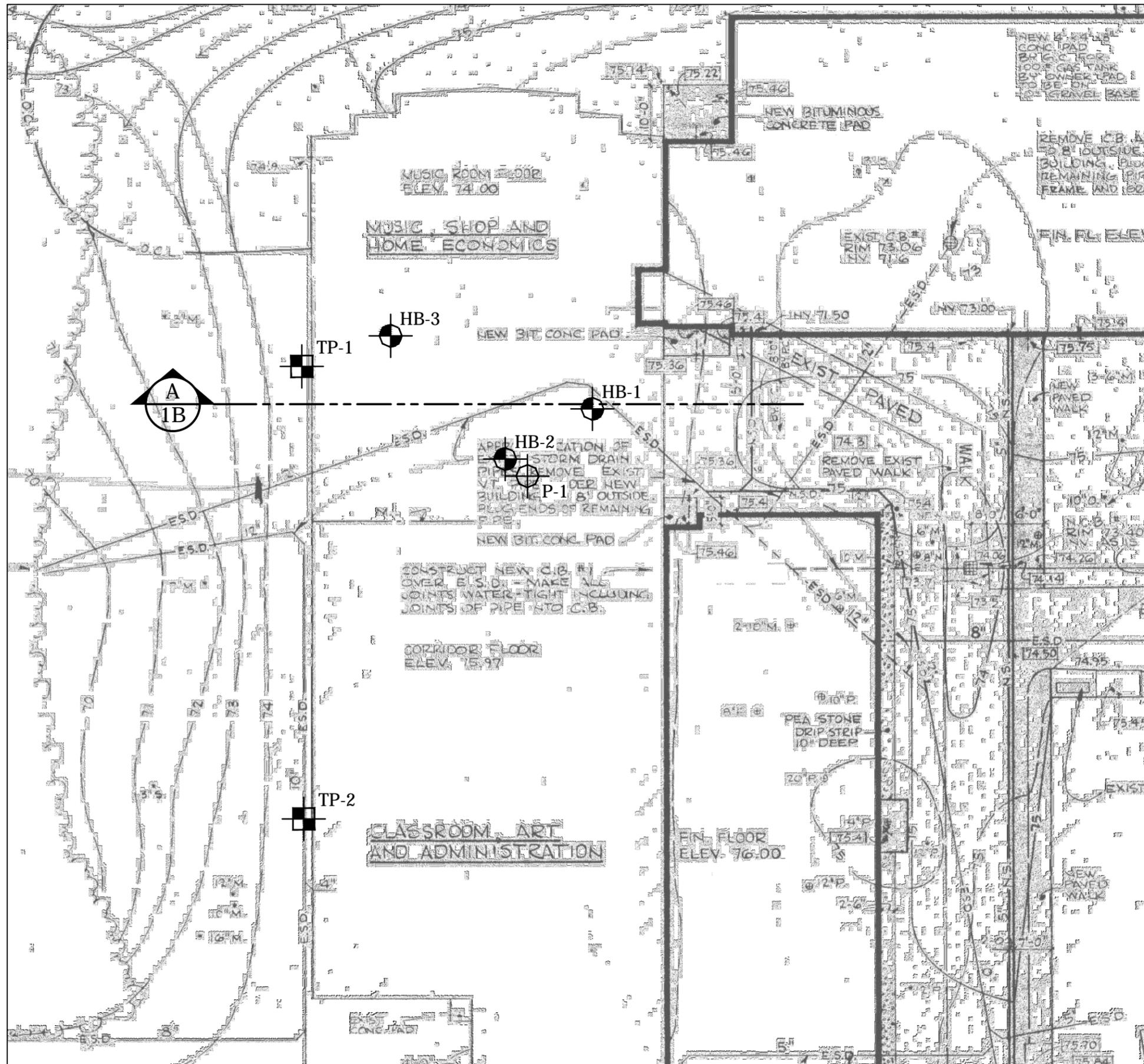
Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S.W.COLE's scope of work has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S.W.COLE.

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LEGEND:

-  APPROXIMATE HAND BORING LOCATION
-  APPROXIMATE TEST PIT LOCATION
-  APPROXIMATE HAND PROBE LOCATION

NOTES:

1. OVERALL SITE PLAN WAS PREPARED FROM A SCANNED IMAGE FILE OF A SCALE PLAN OF THE BUILDING PROVIDED BY PDT ARCHITECTS.
2. THE EXPLORATIONS WERE LOCATED IN THE FIELD BY TAPED MEASUREMENTS FROM EXISTING SITE FEATURES.
3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE ASSOCIATED S. W. COLE ENGINEERING, INC. GEOTECHNICAL REPORT.
4. THE PURPOSE OF THIS PLAN IS ONLY TO DEPICT THE LOCATION OF THE EXPLORATIONS IN RELATION TO THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.

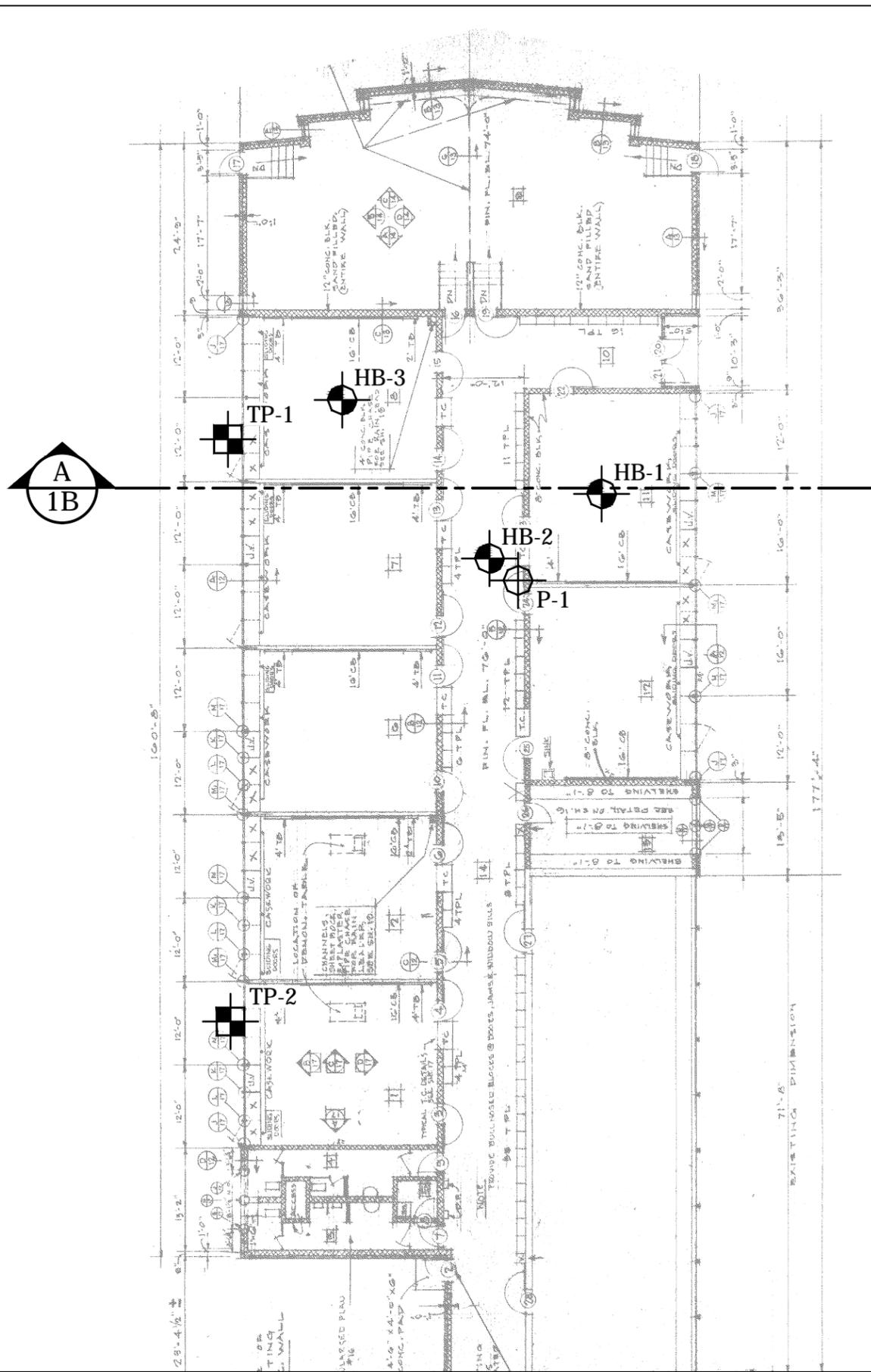


NO.	DATE	DESCRIPTION	BY
2	06/10/2015	FINAL REPORT SUBMISSION	CEM
1	05/27/2015	DRAFT REPORT SUBMISSION	CEM
0	05/20/2015	DRAFT SUBMISSION	CEM



BRUNSWICK SCHOOL DEPARTMENT
OVERALL SITE PLAN
BRUNSWICK JUNIOR HIGH SCHOOL
EXISTING SLAB SETTLEMENT
65 COLUMBIA AVENUE
BRUNSWICK, MAINE

Job No.:	15-0349	Scale:	%1" = 8'±
Date:	05/20/2015	Sheet:	1



LEGEND:

-  APPROXIMATE HAND BORING LOCATION
-  APPROXIMATE TEST PIT LOCATION
-  APPROXIMATE HAND PROBE LOCATION

NOTES:

1. EXPLORATION LOCATION PLAN WAS PREPARED FROM A SCANNED IMAGE FILE OF A SCALE PLAN OF THE BUILDING PROVIDED BY PDT ARCHITECTS.
2. THE EXPLORATIONS WERE LOCATED IN THE FIELD BY TAPED MEASUREMENTS FROM EXISTING SITE FEATURES.
3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE ASSOCIATED S. W. COLE ENGINEERING, INC. GEOTECHNICAL REPORT.
4. THE PURPOSE OF THIS PLAN IS ONLY TO DEPICT THE LOCATION OF THE EXPLORATIONS IN RELATION TO THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.



NO.	DATE	DESCRIPTION	BY
2	06/10/2015	FINAL REPORT SUBMISSION	CEM
1	05/21/2015	DRAFT REPORT SUBMISSION	CEM
0	05/20/2015	DRAFT SUBMISSION	CEM



BRUNSWICK SCHOOL DEPARTMENT
EXPLORATION LOCATION PLAN
 BRUNSWICK JUNIOR HIGH SCHOOL
 EXISTING SLAB SETTLEMENT
 65 COLUMBIA AVENUE
 BRUNSWICK, MAINE

Job No.:	15-0349	Scale:	%1' & 8/16"
Date:	05/19/2015	Sheet:	1A



BORING LOG

BORING NO.: **HB-2**
 SHEET: 1 OF 1
 PROJECT NO.: 15-0349
 DATE START: 5/15/2015
 DATE FINISH: 5/15/2015
 ELEVATION: 76' +/-
 SWC REP.: MAS / EMW

PROJECT: EXISTING FLOOR SLAB DISTRESS
 CLIENT: BRUNSWICK SCHOOL DEPARTMENT
 LOCATION: BRUNSWICK JR. HIGH SCHOOL, COLUMBIA AVE., BRUNSWICK, ME
 DRILLING FIRM: S.W. COLE ENGINEERING, INC. DRILLER: MAS / EMW
 TYPE: _____ SIZE I.D. _____ HAMMER WT. _____ HAMMER FALL _____
 CASING: OPEN HOLE
 SAMPLER: SS 1 3/8" 70 LBS 30"
 CORE BARREL: _____

WATER LEVEL INFORMATION
 SOILS DAMP BELOW SLAB
 SOILS SATURATED BELOW 6' +/-

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
									5"	CONCRETE SLAB WITH WIRE MESH AND POLY VAPOR BARRIER
									6.5"	1-1/2-INCH VOID BELOW SLAB
	1D	24"	18"	2.5'	4	5	4	3		W = 5.5% BROWN SAND, SOME GRAVEL, SOME SILT WITH 1/2" THICK GRAY CLAYEY SILT AT 2.3' +/- (FILL) ~ LOOSE ~
									4.0'	1" THICK GRAY CLAYEY SILT AT 3.3' (PROBABLE FILL)
									6.0'	NOTE: SAMPLER DROPPED FROM 4' TO 6.3' +/- UNDER WEIGHT OF HAMMER ~ VERY LOOSE ~
	2D	45"	18"	6.3'	2	1	1	1/27"	6.8'	BROWN SAND, SOME SILT ~VERY LOOSE ~
									8.3'	DARK GRAY AND BLACK ORGANICS, SOME SAND, SOME SILT ~ VERY LOOSE ~
	3D	24"	18"	8.3'	1	2	2	1	9.3'	HAND PUSHED TILE PROBE 8.3' TO 9.3' PROBABLE ORGANICS
									11.3'	ADVANCED TILE PROBE BY SLIDE HAMMER 9.3' TO 11.3' POSSIBLE SAND
										BOTTOM OF EXPLORATION AT 11.3'
										NOTE: SAMPLING WAS PERFORMED USING A 70 LB. HAMMER INSTEAD OF A TYPICAL 140 LB. HAMMER. BLOW COUNTS SHOWN ON LOGS HAVE BEEN ADJUSTED TO REPRESENT APPROXIMATE CORRESPONDING 140 LB. HAMMER COUNTS

SAMPLES: SOIL CLASSIFIED BY:
 D = SPLIT SPOON
 C = 3" SHELBY TUBE
 U = 3.5" SHELBY TUBE

	DRILLER - VISUALLY
X	SOIL TECH. - VISUALLY
X	LABORATORY TEST

REMARKS:
 STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

3

BORING NO.: **HB-2**



BORING LOG

BORING NO.: **HB-3**
 SHEET: 1 OF 1
 PROJECT NO.: 15-0349
 DATE START: 5/15/2015
 DATE FINISH: 5/15/2015
 ELEVATION: 76' +/-
 SWC REP.: MAS / EMW

PROJECT: EXISTING FLOOR SLAB DISTRESS
 CLIENT: BRUNSWICK SCHOOL DEPARTMENT
 LOCATION: BRUNSWICK JR. HIGH SCHOOL, COLUMBIA AVE., BRUNSWICK, ME
 DRILLING FIRM: S.W. COLE ENGINEERING, INC. DRILLER: MAS / EMW
 TYPE SIZE I.D. HAMMER WT. HAMMER FALL
 CASING: OPEN HOLE
 SAMPLER: SS 1 3/8" 70 LBS 30"
 CORE BARREL:

WATER LEVEL INFORMATION

SOILS DAMP BELOW SLAB
 SOILS MOIST TO WET BELOW 4.5' +/-

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
									4"	COCONRETE SLAB WITH WIRE MESH
									4.25"	1/4-INCH VOID BELOW SLAB
									1.1'	BROWN SAND, SOME SILT, TRACE GRAVEL (FILL)
	1D	24"	18"	2.3'	4	5	8	10		DARK BROWN SILTY SAND, SOME GRAVEL (FILL) ~ LOOSE TO MEDIUM DENSE ~
	2D	24"	16"	4.3'	9	8	6	7	4.3'	4-INCHES BLACK ASPHALT OR ASH AT BOTTOM OF SAMPLE 2D
									5.0'	DARK GRAY SILTY SAND WITH ORGANIC SEAMS , TRACE BRICK ~LOOSE~ (FILL)
	3D	24"	20"	6.3'	2	1	1	3	6.3'	W = 388% O = 79% BLACK ORGANICS, SOME SAND, SOME SILT ~ VERY LOOSE ~
									8.0'	HAND PUSHED TILE PROBE 6.3' TO 8' +/- PROBABLE ORGANICS
									8.3'	ADVANCED TILE PROBE BY SLIDE HAMMER 8' TO 8.3' +/- POSSIBLE SAND
										BOTTOM OF EXPLORATION AT 8.3'

NOTE: SAMPLING WAS PERFORMED USING A 70 LB. HAMMER INSTEAD OF A TYPICAL 140 LB. HAMMER. BLOW COUNTS SHOWN ON LOGS HAVE BEEN ADJUSTED TO REPRESENT APPROXIMATE CORRESPONDING 140 LB. HAMMER COUNTS

SAMPLES: SOIL CLASSIFIED BY:
 D = SPLIT SPOON
 C = 3" SHELBY TUBE
 U = 3.5" SHELBY TUBE

<input type="checkbox"/>	DRILLER - VISUALLY
<input checked="" type="checkbox"/>	SOIL TECH. - VISUALLY
<input checked="" type="checkbox"/>	LABORATORY TEST

REMARKS:
 STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.



PROBE LOG

BORING NO.: **P-1**
 SHEET: 1 OF 1
 PROJECT NO.: 15-0349
 DATE START: 5/15/2015
 DATE FINISH: 5/15/2015
 ELEVATION: 76' +/-
 SWC REP.: MAS / EMW

PROJECT: EXISTING FLOOR SLAB DISTRESS
 CLIENT: BRUNSWICK SCHOOL DEPARTMENT
 LOCATION: BRUNSWICK JR. HIGH SCHOOL, COLUMBIA AVE., BRUNSWICK, ME
 DRILLING FIRM: S.W. COLE ENGINEERING, INC. DRILLER: MAS / EMW
 TYPE SIZE I.D. HAMMER WT. HAMMER FALL
 CASING: TILE PROBE
 SAMPLER:
 CORE BARREL:

WATER LEVEL INFORMATION

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
									4.5"	CONCRETE SLAB
									6.5"	2-INCH VOID BELOW SLAB
										HAND PUSH TILE PROBE TO 7.0'
									7.0'	ATTEMPT TO ADVANCE TILE PROBE BY SLIDE HAMMER AT 7.0' - REFUSAL
										REFUSAL @ 7.0' PROBABLE OBSTRUCTION OR TOP OF FOOTING
										NOTE: P-1 MADE WITH A TILE PROBE ADJACENT TO CORRIDOR WALL IN ATTEMPT TO OBTAIN DEPTH TO TOP OF WALL FOOTING

SAMPLES: SOIL CLASSIFIED BY:
 D = SPLIT SPOON
 C = 3" SHELBY TUBE
 U = 3.5" SHELBY TUBE

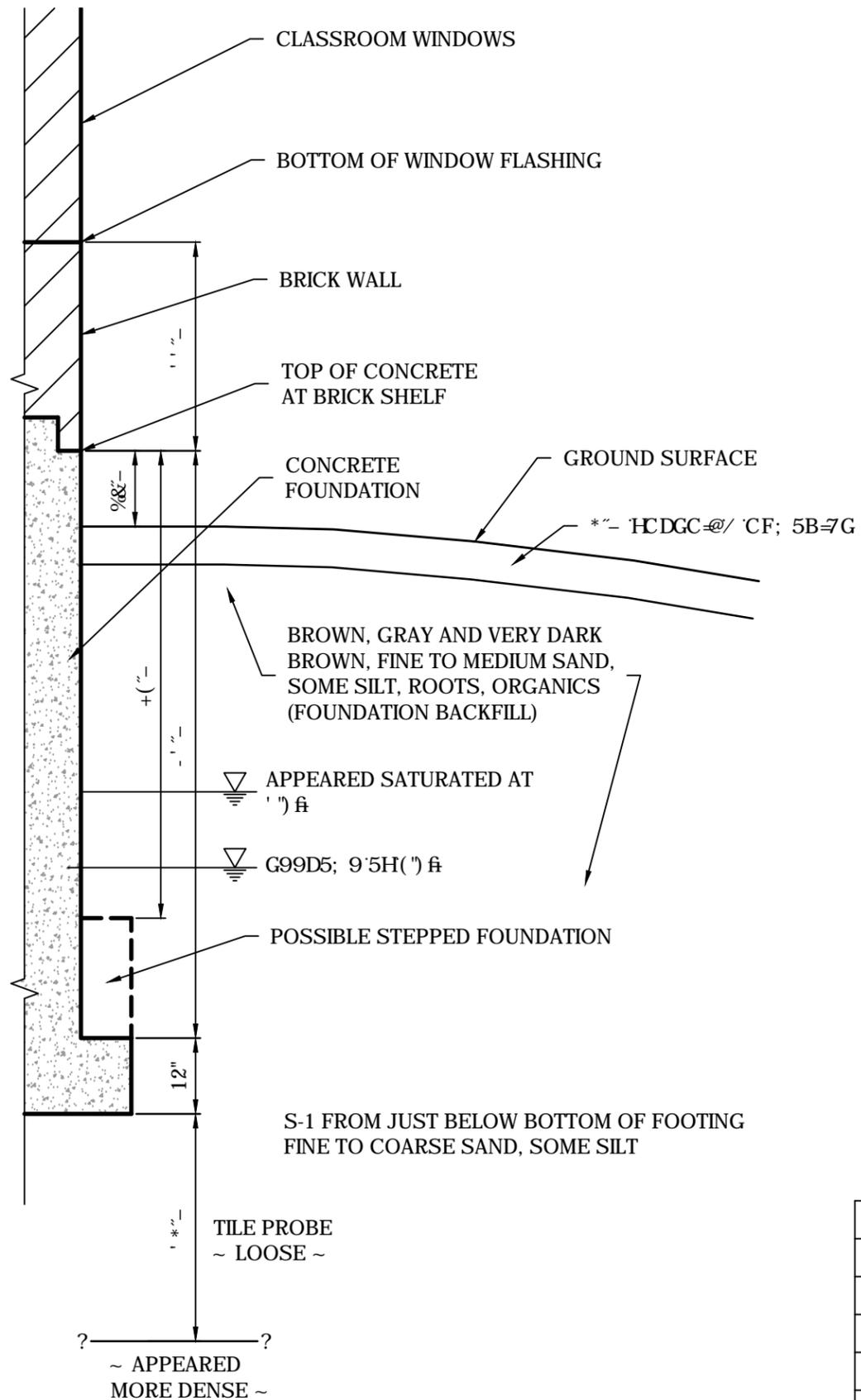
DRILLER - VISUALLY
 SOIL TECH. - VISUALLY
 LABORATORY TEST

REMARKS:
 STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

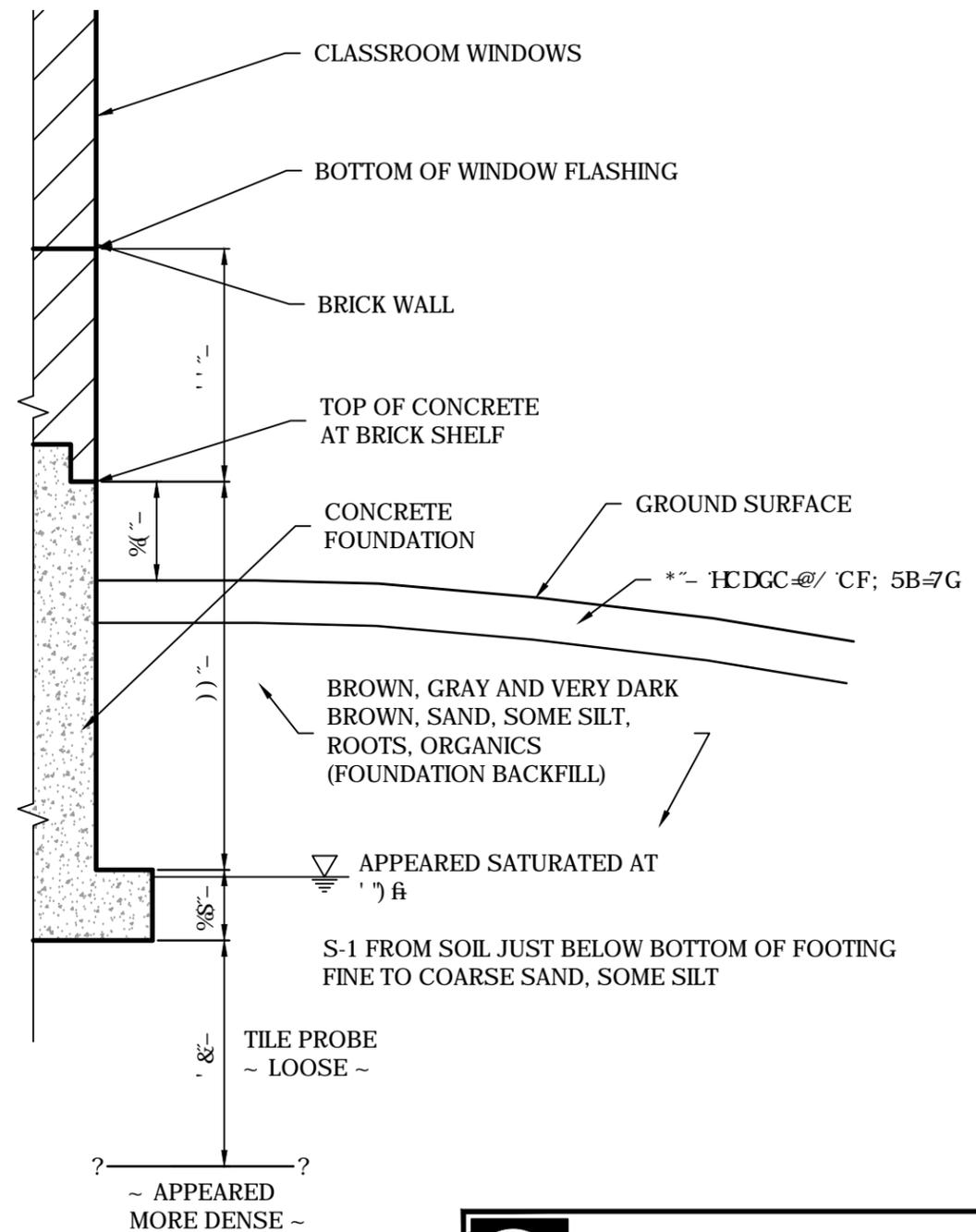
(5)

BORING NO.: **P-1**

TEST PIT LOG TP-1



TEST PIT LOG TP-2



BRUNSWICK SCHOOL DEPARTMENT
TEST PIT LOGS
 BRUNSWICK JUNIOR HIGH SCHOOL
 EXISTING SLAB SETTLEMENT
 65 COLUMBIA AVENUE
 BRUNSWICK, MAINE

Job No.: 15-0349 Scale: Not to Scale
 Date: 05/20/2015 Sheet: 6

NO.	DATE	DESCRIPTION	BY
2	06/10/2015	FINAL REPORT SUBMISSION	CEM
1	05/27/2015	DRAFT REPORT SUBMISSION	CEM
0	05/20/2015	DRAFT SUBMISSION	CEM



KEY TO THE NOTES & SYMBOLS

Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q _u	-	unconfined compressive strength, kips/sq. ft. - based on laboratory unconfined compressive test
S _v	-	field vane shear strength, kips/sq. ft.
L _v	-	lab vane shear strength, kips/sq. ft.
q _p	-	unconfined compressive strength, kips/sq. ft. based on pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W _L	-	liquid limit - Atterberg test
W _P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass. RQD is computed from recovered core samples.
γ _T	-	total soil weight
γ _B	-	buoyant soil weight

Description of Proportions:

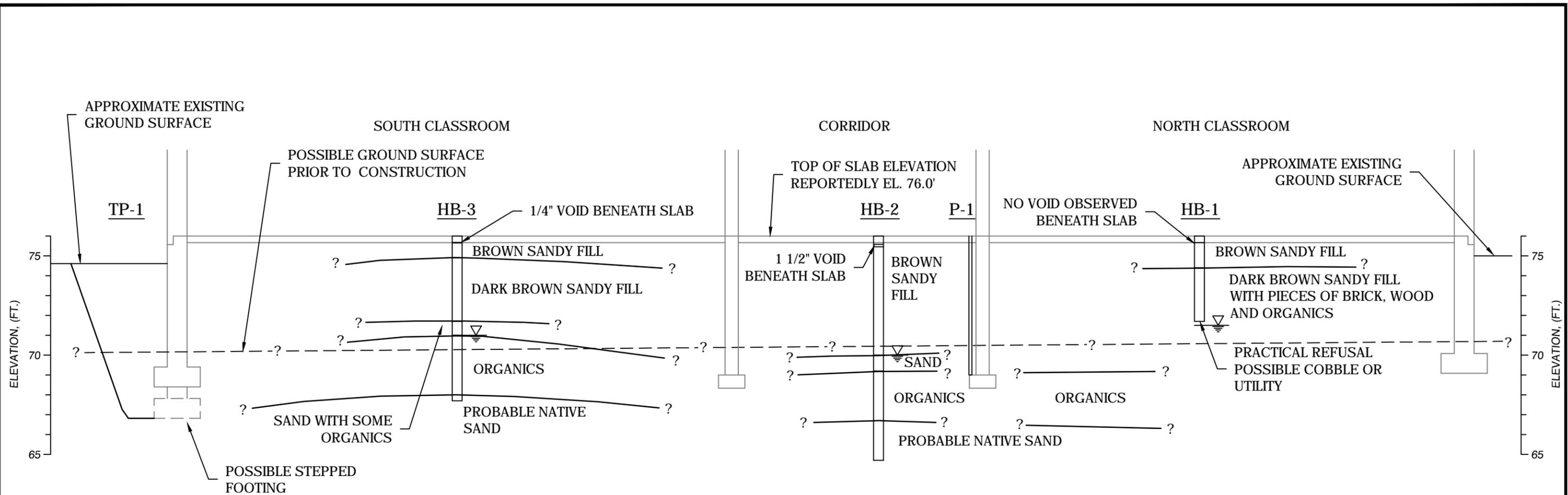
0 to 5% TRACE
5 to 12% SOME
12 to 35% "Y"
35+% AND

REFUSAL: Test Boring Explorations - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: Test Pit Explorations - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

R:\2015\15-0349\CAD\Drawings\15-0349 ELPs.dwg, 6/10/2015 2:36:05 PM, 1:1, CEM, S. W. Cole Engineering, Inc.



NOTES:

1. FOUNDATION/BUILDING INFORMATION FROM PLANS PROVIDED BY PDT ARCHITECTS.
2. SEE EXPLORATION LOGS FOR MORE DETAILED INFORMATION.

NO.	DATE	DESCRIPTION	BY
2	06/10/2015	FINAL REPORT SUBMISSION	CEM
1	05/27/2015	DRAFT REPORT SUBMISSION	CEM
0	05/20/2015	DRAFT SUBMISSION	CEM



BRUNSWICK SCHOOL DEPARTMENT
SECTION
BRUNSWICK JUNIOR HIGH SCHOOL
EXISTING SLAB SETTLEMENT
65 COLUMBIA AVENUE
BRUNSWICK, MAINE

Job No.: 15-0349 Scale: 1" = 5'
Date: 05/20/2015 Sheet: 8



Report of Gradation

ASTM C-117 & C-136

Project Name BRUNSWICK ME - BRUNSWICK ME - BRUNSWICK JR. HIGH SCHOOL SLAB SETTLEMENT - GEOTECHNICAL CONSULTATION

Project Number 15-0349

Client BRUNSWICK SCHOOL DEPARTMENT

Lab ID 19352G

Date Received 5/20/2015

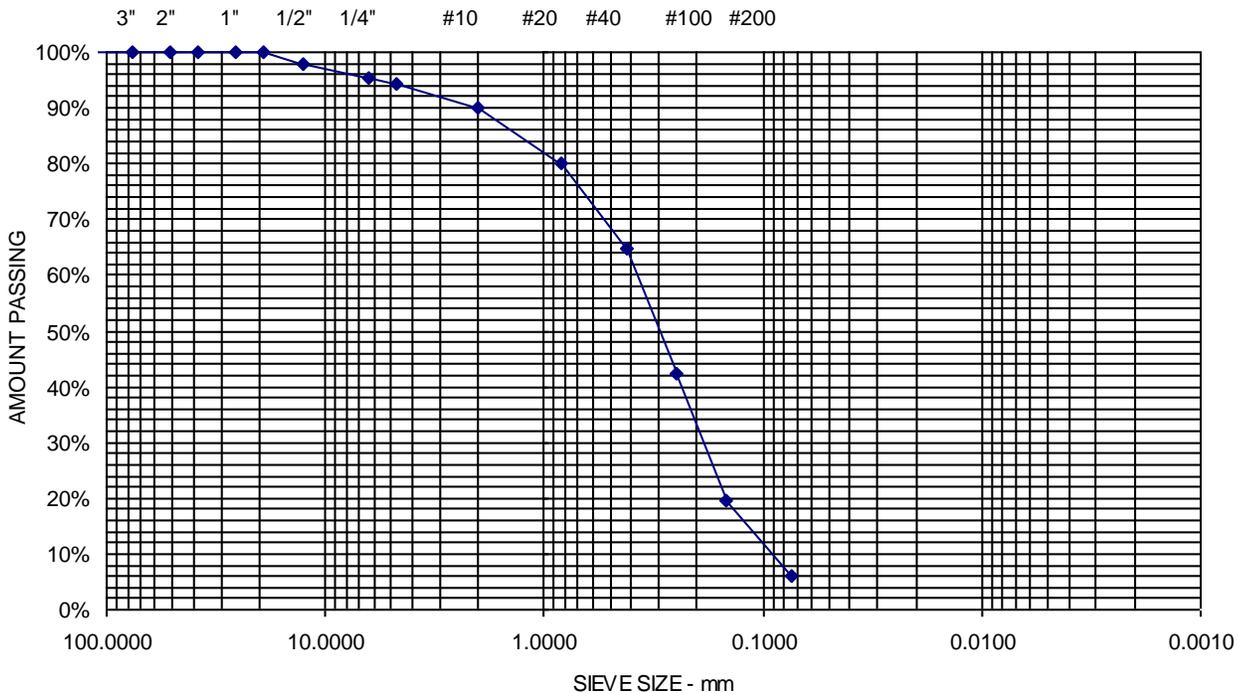
Date Completed 5/21/2015

Material Source HB-1 1D 0.3-2.3

Tested By JUSTIN BISSON

STANDARD DESIGNATION (mm/μm)	SIEVE SIZE	AMOUNT PASSING (%)	
150 mm	6"	100	
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	100	
38.1 mm	1-1/2"	100	
25.0 mm	1"	100	
19.0 mm	3/4"	100	
12.5 mm	1/2"	98	
6.3 mm	1/4"	95	
4.75 mm	No. 4	94	5.8% Gravel
2.00 mm	No. 10	90	
850 μm	No. 20	80	
425 μm	No. 40	65	88.2% Sand
250 μm	No. 60	42	
150 μm	No. 100	20	
75 μm	No. 200	6.0	6% Fines

SAND, SOME SILT AND GRAVEL



Project Name BRUNSWICK ME - BRUNSWICK ME - BRUNSWICK JR. HIGH
SCHOOL SLAB SETTLEMENT - GEOTECHNICAL CONSULTATION

Project Number 15-0349

Client BRUNSWICK SCHOOL DEPARTMENT

Lab ID 19351G

Date Received 5/20/2015

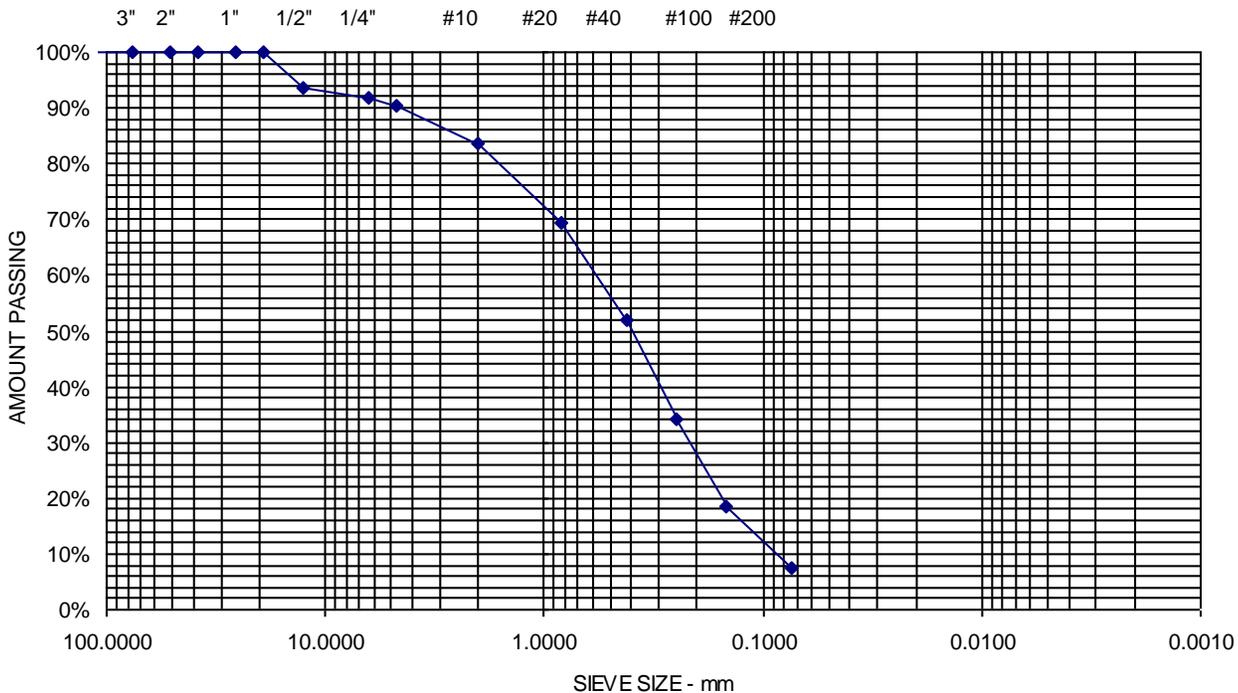
Date Completed 5/21/2015

Material Source HB-2 1D 0.5-2.5

Tested By JUSTIN BISSON

<u>STANDARD DESIGNATION (mm/μm)</u>	<u>SIEVE SIZE</u>	<u>AMOUNT PASSING (%)</u>	
150 mm	6"	100	
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	100	
38.1 mm	1-1/2"	100	
25.0 mm	1"	100	
19.0 mm	3/4"	100	
12.5 mm	1/2"	94	
6.3 mm	1/4"	92	
4.75 mm	No. 4	90	9.6% Gravel
2.00 mm	No. 10	84	
850 μm	No. 20	69	
425 μm	No. 40	52	82.9% Sand
250 μm	No. 60	34	
150 μm	No. 100	18	
75 μm	No. 200	7.5	7.5% Fines

SAND, SOME GRAVEL, SOME SILT



Brunswick Junior High School - Brunswick, Maine

PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
BJHS-1.1	Entire Building - Architectural	Provide full NFPA-complaint sprinkler coverage at unprotected areas.	\$3.25/sf	51930	\$168,800	
BJHS-1.2		Replace existing sprinkler heads at areas that are currently protected by a sprinkler system.	\$0.25/sf	41800	\$10,500	Replacement required within next 10 years.
BJHS-1.3		Upgrade classroom door hardware to security function	\$350/door	77	\$27,000	
BJHS-1.4		Replace wire glass at doors and borrowed lites	\$50/sf	1080 sf	\$54,000	Optional
BJHS-1.5		Remove asbestos flooring/pipe covers/pipe fitting		1	\$170,000	Abatement cost per AQM report + 1966 wing
BJHS-1.6		Provide new flooring at abatement locations	\$4.00/sf	9000	\$36,000	At floor tile abatement areas per AQM report.
BJHS-1.7		Remove lead paint and repaint (\$60,000 Abatement + \$5000 for repairs)		1	\$65,000	Optional - Abatement cost per AQM report.
BJHS-1.8		Remove PCB's and recaulk (\$220,000 Abatement + \$25,000 to recaulk)		1	\$245,000	Abatement cost per AQM report.
BJHS-1.9		Add ADA signage throughout	\$50/sign	200	\$10,000	
BJHS-1.10		Provide exterior classroom and exit door numbering for security	\$50/sign	60	\$3,000	
BJHS-1.11		Miscellaneous repair of window seals, glazing and screens, and replace glazing in 1980's wing, repair glazing in all other wings as required.				See line items in specific building areas.
BJHS-1.12		Add 1 each ADA-compliant Boys' & Girls' Toilet Rooms. See also BJHS-5.9.	\$350/sf	600 sf	\$210,000	
BJHS-1.13		Provide new window shades in classrooms	\$600/clrm	50	\$30,000	Optional
BJHS-1.14		Modify roof edges at the Gym & classroom wing flat roof areas to prevent water from running down the face of the exterior walls.	\$25/lf	2200 lf	\$55,000	
BJHS-1.15		Repoint brick veneer in areas damaged by roof run-off.	\$10/sf	2000	\$20,000	
BJHS-2.1	Entire Building - Mechanical	Replace underground hot water supply and return piping to the Central Boiler Plant		1	\$58,000	Siemen's quote
BJHS-2.2		Provide new pipe insulation for piping that has asbestos insulation abated.		1	\$5,000	
BJHS-2.3		Provide new emergency gas shut-off in (1) science room, eliminate gas to other science classrooms			\$10,000	Verify with Owner if gas is used in all science classrooms
BJHS-2.4		Provide ADA accessible emergency eyewashes in science and art rooms	\$4000/each	8	\$32,000	Science and art rooms and kitchen
BJHS-3.1	Entire Building - Electrical	Replace clock system throughout	\$0.74/sf	94000 sf	\$70,000	Optional
BJHS-3.2		Replace the phone system			\$30,000	Avaya phone system serves the School District
BJHS-3.3		Replace the public address system	\$0.89	94000 sf	\$84,000	
BJHS-3.4		Install new fire alarm system and emergency evacuation system.	\$1.15	94000 sf	\$108,000	
BJHS-3.5		Install new CCTV Security System.	\$1.00/sf	94000 sf	\$94,000	
BJHS-3.6		Replace illuminated exit signs throughout the building.	\$180 each	50	\$9,000	
		Technology Upgrades:				
BJHS-3.7		1. Provide data and power outlets for ceiling mounted projectors in the classrooms	\$600/clrm	25	\$15,000	
BJHS-3.8		2. Provide fiber optic wiring to data switches located throughout the building		1	\$18,400	
BJHS-3.9		3. Provide Generator for data closet - (Assumed 100KW)		1	\$45,000	
BJHS-3.10		Site Lighting upgrades -Entire Campus				Included in Coffin School sitework item CES-8.5
BJHS-3.11		Install door status switches at all exterior door and monitoring system	\$500/door	17	\$8,600	



Brunswick Junior High School - Brunswick, Maine

PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks	
BJHS-4.1	Main Entrance Area	Replace exterior metal slat ceiling system and lights at the main entrance		400 sf	\$8,000	\$15/sf + \$500/ light	
BJHS-4.2		Replace metal slat ceiling system and lights at main entrance interior entry lobby & gym lobby		2950 sf	\$59,000	\$15/sf + \$500/ light	
BJHS-4.3		Add/reconfigure a secure entry vestibule near the main office.		1	\$75,000		
BJHS-4.4		Seal top of exterior wall to roof deck at main entrance doors		1	\$500		
BJHS-4.5		Upgrade perimeter partitions around main lobby to 1-hour fire-rating, including doors, fire stopping, etc.	\$150/lf	200	\$30,000		
BJHS-4.6		Install a 1-hour rated HM frame and glazing at borrowed lite between the Main Office and corridor		1	\$5,000	Allowance	
BJHS-4.7		Upgrade stair guard rails for fall protection and handrails for accessibility	\$100/lf	60	\$6,000		
BJHS-4.8		Install tempered safety glazing at main stair enclosure	\$25/sf	120 sf	\$3,000		
BJHS-4.9		Renovate Boys' and Girls' toilet rooms 1st floor (2 rooms):	\$250/sf	500	\$125,000		
		1. New gwb ceilings in toilet rooms					
		2. New toilet partitions and accessories					
		3. Patch ct flooring at existing toilet partition mounting locations					
		4. Paint walls					
		5. Replace finned tube, provide new heat and ventilation					
		6. Replace doors					
BJHS-5.1	1980s wing	Replace carpet in all non-science classrooms and staff rooms	\$5.50/sf	11177 sf	\$61,500		
BJHS-5.2		Replace carpet in corridors	\$5.50/sf	4750 sf	\$26,000		
BJHS-5.3		Reconfigure or eliminate gas system, including shut-off (see BJHS-2.3)					
BJHS-5.4		Upgrade emergency shower in science classroom or convert to ADA eyewash unit.				Included under mechanical items	
BJHS-5.5		Windows throughout the wing are failing. Replace all window glazing and seals.			\$26,000	Price #2 CCG estimate	
BJHS-5.6		Caulk the perimeter of all windows and doors			\$20,000	Price #3 CCG estimate	
BJHS-5.7		Replace wood windows and louvers in the Library/Special Ed wing.			\$69,000	Price #1 & 4 CCG estimate	
BJHS-5.8		Occasional damage to drywall at window perimeter-repair and paint			\$5,000	Allowance	
BJHS-5.9		Renovate Boys' and Girls' toilet rooms at First and Second Floors (4 rooms).	\$250/sf	600	\$150,000		
			1. New gwb ceilings in toilet rooms				
			2. New toilet partitions and accessories				
			3. Patch ct flooring at existing toilet partition mounting locations				
		4. Paint walls					
		5. Replace finned tube, provide new heat and ventilation					
		6. Replace doors					
BJHS-5.10		Replace accordion partitions with fixed partitions.	\$10/sf	1575 sf	\$15,800		
BJHS-5.11		Upgrade teachers lounge casework and sink to ADA standard		1	\$4,000		
BJHS-5.12		Upgrade teachers lounge toilet room to ADA standard		1	\$10,000		



Brunswick Junior High School - Brunswick, Maine

PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
BJHS-5.13		Upgrade guardrails and handrails at the library stair to comply with building code and ADA requirements	\$100/lf	30	\$3,000	
BJHS-5.14		Upgrade library stair lighting levels	\$500/fixture	6	\$3,000	
BJHS-5.15		Replace stair door with labelled fire-doors	\$2000/door	2	\$4,000	
BJHS-6.1	1966 Wing	Replace classroom SAT ceilings	\$4/sf	6000 sf	\$24,000	
BJHS-6.2		Replace existing classroom light fixtures with LED fixtures (poor light levels)	\$180/fixture	80	\$14,400	
BJHS-6.3		Verify smoke/fire rating at top of corridor partitions	\$500/door	16	\$8,000	
BJHS-6.4		Upgrade faculty toilet rooms to ADA standard	\$7000/room	2	\$14,000	
BJHS-6.5		Option 1A - Foam grout the void under the corridor slab		1	\$20,000	(EFT quote from SW Cole)
BJHS-6.6		Option 1B - Foam grout voids and jack slabs in classrooms		1	\$130,000	The slabs will still settle over time.
BJHS-6.7		Option 1C - Foam grout to stabilize soils, fill voids and jack classroom & corridor slabs				\$175,000 to reduce the risk of settlement over time.
BJHS-6.8		Option 2-Replace poor soils and settling slabs in classrooms & corridor = \$570,000 + flooring				Remove and replace existing slabs and poor soils. Includes \$40,000 for new partitions between classrooms
BJHS-6.9		Option 3 - Lightweight concrete fill to level the slabs in 7 classrooms	\$6.50/sf	5500 sf		\$35,000 estimate. Slabs will continue to settle.
BJHS-6.10		Repair windows		1	\$5,000	
BJHS-6.11		Replace carpet at corridors, band room, interior classrooms and offices	\$5.50/sf	5300 sf	\$29,200	
BJHS-6.12		Add ventilation at teachers room copiers		1	\$4,000	
				1		
BJHS-7.1	1976 Wing	Replace operable partitions with smoke/fire rated partitions at corridor	\$20/sf + doors	1000 sf	\$26,000	
BJHS-7.2		If sprinkler is added, eliminate exterior doors and modify frames with insulated panel (low) and window (above).	\$1750/door	4	\$7,000	
BJHS-7.3		Repair windows		1	\$5,000	
BJHS-7.4		Modify roof edge with extension/drip to keep water off brick. Add 'drip strip" and drainage.	\$25/lf	1000 ft	\$25,000	
BJHS-7.5		Enclose the kiln area with 1-hour rated partitions and one 45-minute door @ \$1,665	448 sf	\$8.80/sf	\$5,600	
BJHS-7.6		Provide SAT ceiling at Music Classroom (peeling paint at roof deck)	\$4/sf	1400 sf	\$5,600	
BJHS-7.7		Replace lights in Music Classroom	\$180/fixture	16	\$2,900	
BJHS-7.8		Replace the HM door frame from the corridor to the courtyard			\$4,500	
BJHS-8.1	1959 Wing	Repair windows			\$5,000	
BJHS-8.2		Provide ADA fixtures in the boys' and girls' locker rooms			\$20,000	
BJHS-9.1	Structural Upgrades to Roof	Reinforce existing roof framing to comply with current IBC the requirements for new construction = \$193,000				Optional - See report from Becker Structural Engineers.

Brunswick Junior High School - Brunswick, Maine

PROPOSED IMPROVEMENTS BY CATEGORY - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
Structural Repairs						
BJHS-1.14		Modify roof edges at the Gym & classroom wing flat roof areas to prevent water from running down the face of the exterior walls.	\$25/lf	2200 lf	\$55,000	
BJHS-1.15		Repoint brick veneer in areas damaged by roof run-off.	\$10/sf	2000	\$20,000	
BJHS-6.5		Option 1A - Foam grout the void under the corridor slab		1	\$20,000	(EFT quote from SW Cole)
BJHS-6.6		Option 1B - Foam grout voids and jack slabs in classrooms		1	\$130,000	The slabs will still settle over time.
BJHS-6.7		Option 1C - Foam grout to stabilize soils, fill voids and jack classroom & corridor slabs				\$175,000 to reduce the risk of settlement over time.
BJHS-6.8		Option 2-Replace poor soils and settling slabs in classrooms & corridor = \$570,000 + flooring				Remove and replace existing slabs and poor soils. Includes \$40,000 for new partitions between classrooms
BJHS-6.9		Option 3 - Lightweight concrete fill to level the slabs in 7 classrooms	\$6.50/sf	5500 sf		\$35,000 estimate. Slabs will continue to settle.
BJHS-7.4		Modify roof edge with extension/drip to keep water off brick. Add "drip strip" and drainage.	\$25/lf	1000 ft	\$25,000	
BJHS-9.1		Reinforce existing roof framing to comply with current IBC the requirements for new construction = \$193,000				Optional - See report from Becker Structural Engineers.
			SUBTOTAL		\$250,000	
Security						
BJHS-1.3		Upgrade classroom door hardware to security function	\$350/door	77	\$27,000	
BJHS-1.10		Provide exterior classroom and exit door numbering for security	\$50/sign	60	\$3,000	
BJHS-3.2		Replace the phone system			\$30,000	Avaya phone system serves the School District
BJHS-3.3		Replace the public address system	\$0.89	94000 sf	\$84,000	
BJHS-3.5		Install new CCTV Security System.	\$1.00/sf	94000 sf	\$94,000	
BJHS-3.10		Site Lighting upgrades -Entire Campus				Included in Coffin School sitework item CES-8.4
BJHS-3.11		Install door status switches at all exterior door and monitoring system	\$500/door	17	\$8,600	
BJHS-4.3		Add/reconfigure a secure entry vestibule near the main office.		1	\$75,000	
BJHS-7.2		If sprinkler is added, eliminate exterior doors and modify frames with insulated panel (low) and window (above).	\$1750/door	4	\$7,000	
BJHS-10.7		Site lighting improvements (Included under Coffin School item CES-8.5)			\$0	
			SUBTOTAL		\$328,600	
Safety & Building Code Requirements						
BJHS-1.1		Provide full NFPA-complaint sprinkler coverage at unprotected areas.	\$3.25/sf	51930	\$168,800	
BJHS-1.2		Replace existing sprinkler heads at areas that are currently protected by a sprinkler system.	\$0.25/sf	41800	\$10,500	Replacement required within next 10 years.
BJHS-1.4		Replace wire glass at doors and borrowed lites	\$50/sf	1080 sf	\$54,000	Optional



Brunswick Junior High School - Brunswick, Maine

PROPOSED IMPROVEMENTS BY CATEGORY - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
BJHS-1.5		Remove asbestos flooring/pipe covers/pipe fitting		1	\$170,000	Abatement cost per AQM report + 1966 wing
BJHS-1.6		Provide new flooring at abatement locations	\$4.00/sf	9000	\$36,000	At floor tile abatement areas per AQM report.
BJHS-1.7		Remove lead paint and repaint (\$60,000 Abatement + \$5000 for repairs)		1	\$65,000	Optional - Abatement cost per AQM report.
BJHS-1.8		Remove PCB's and recaulk (\$220,000 Abatement + \$25,000 to recaulk)		1	\$245,000	Abatement cost per AQM report.
BJHS-1.9		Add ADA signage throughout	\$50/sign	200	\$10,000	
BJHS-1.12		Add 1 each ADA-compliant Boys' & Girls' Toilet Rooms. See also BJHS-5.9.	\$350/sf	600 sf	\$210,000	
BJHS-2.3		Provide new emergency gas shut-off in (1) science room, eliminate gas to other science classrooms			\$10,000	Verify with Owner if gas is used in all science classrooms
BJHS-2.4		Provide ADA accessible emergency eyewashes in science and art rooms	\$4000/each	8	\$32,000	Science and art rooms and kitchen
BJHS-3.4		Install new fire alarm system and emergency evacuation system.	\$1.15	94000 sf	\$108,000	
BJHS-3.6		Replace illuminated exit signs throughout the building.	\$180 each	50	\$9,000	
BJHS-4.4		Seal top of exterior wall to roof deck at main entrance doors		1	\$500	
BJHS-4.5		Upgrade perimeter partitions around main lobby to 1-hour fire-rating, including doors,	\$150/lf	200	\$30,000	
BJHS-4.6		Install a 1-hour rated HM frame and glazing at borrowed lite between the Main Office and corridor		1	\$5,000	Allowance
BJHS-4.7		Upgrade stair guard rails for fall protection and handrails for accessibility	\$100/lf	60	\$6,000	
BJHS-4.8		Install tempered safety glazing at main stair enclosure	\$25/sf	120 sf	\$3,000	
BJHS-4.9		Renovate Boys' and Girls' toilet rooms 1st floor (2 rooms):	\$175/sf	500	\$87,500	
		2. New toilet partitions and accessories				
		3. Patch ct flooring at existing toilet partition mounting locations				
		4. Paint walls				
BJHS-5.3		Reconfigure or eliminate gas system, including shut-off (see BJHS-2.3)				
BJHS-5.4		Upgrade emergency shower in science classroom or convert to ADA eyewash unit.				Included under mechanical items
BJHS-5.9		Renovate Boys' and Girls' toilet rooms at First and Second Floors (4 rooms).	\$175/sf	600	\$105,000	
		2. New toilet partitions and accessories				
		3. Patch ct flooring at existing toilet partition mounting locations				
		4. Paint walls				
BJHS-5.11		Upgrade teachers lounge casework and sink to ADA standard		1	\$4,000	
BJHS-5.12		Upgrade teachers lounge toilet room to ADA standard		1	\$10,000	
BJHS-5.13		Upgrade guardrails and handrails at the library stair to comply with building code and ADA requirements	\$100/lf	30	\$3,000	
BJHS-5.14		Upgrade library stair lighting levels	\$500/fixture	6	\$3,000	
BJHS-5.15		Replace stair door with labelled fire-doors	\$2000/door	2	\$4,000	
BJHS-6.3		Verify smoke/fire rating at top of corridor partitions	\$500/door	16	\$8,000	
BJHS-6.4		Upgrade faculty toilet rooms to ADA standard	\$7000/room	2	\$14,000	
BJHS-6.12		Add ventilation at teachers room copiers		1	\$4,000	
BJHS-7.1		Replace operable partitions with smoke/fire rated partitions at corridor	\$20/sf + doors	1000 sf	\$26,000	
BJHS-7.5		Enclose the kiln area with 1-hour rated partitions and one 45-minute door @ \$1,665	448 sf	\$8.80/sf	\$5,600	
BJHS-8.2		Provide ADA fixtures in the boys' and girls' locker rooms			\$20,000	



Brunswick Junior High School - Brunswick, Maine

PROPOSED IMPROVEMENTS BY CATEGORY - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
BJHS-10.3		Storm drainage repair (FS&T items B-1 &2)			\$64,000	
BJHS-10.4		Additional storm drainage investigation (FST&T item B-3)			\$36,400	
BJHS-10.6		Playground improvements (FS&T item D-1)			\$57,400	
			SUBTOTAL		\$1,624,700	
	Repairs/Other for Additional 10 Year Occupancy					
BJHS-1.11		Miscellaneous repair of window seals, glazing and screens, and replace glazing in 1980's wing, repair glazing in all other wings as required.				See line items in specific building areas.
BJHS-1.13		Provide new window shades in classrooms	\$600/clrm	50	\$30,000	Optional
BJHS-2.1		Replace underground hot water supply and return piping to the Central Boiler Plant		1	\$58,000	Siemen's quote
BJHS-2.2		Provide new pipe insulation for piping that has asbestos insulation abated.		1	\$5,000	
BJHS-3.1		Replace clock system throughout	\$0.74/sf	94000 sf	\$70,000	Optional
		Technology Upgrades:				
BJHS-3.7		1. Provide data and power outlets for ceiling mounted projectors in the classrooms	\$600/clrm	25	\$15,000	
BJHS-3.8		2. Provide fiber optic wiring to data switches located throughout the building		1	\$18,400	
BJHS-3.9		3. Provide Generator for data closet - (Assumed 100KW)		1	\$45,000	
BJHS-4.1		Replace exterior metal slat ceiling system and lights at the main entrance		400 sf	\$8,000	\$15/sf + \$500/ light
BJHS-4.2		Replace metal slat ceiling system and lights at main entrance interior entry lobby & gym lobby		2950 sf	\$59,000	\$15/sf + \$500/ light
BJHS-4.9		Renovate Boys' and Girls' toilet rooms 1st floor (2 rooms):	\$75/sf	500	\$37,500	
		1. New gwb ceilings in toilet rooms				
		5. Replace finned tube, provide new heat and ventilation				
		6. Replace doors				
BJHS-5.1		Replace carpet in all non-science classrooms and staff rooms	\$5.50/sf	11177 sf	\$61,500	
BJHS-5.2		Replace carpet in corridors	\$5.50/sf	4750 sf	\$26,000	
BJHS-5.5		Windows throughout the wing are failing. Replace all window glazing and seals.			\$26,000	Price #2 CCG estimate
BJHS-5.6		Caulk the perimeter of all windows and doors			\$20,000	Price #3 CCG estimate
BJHS-5.7		Replace wood windows and louvers in the Library/Special Ed wing.			\$69,000	Price #1 & 4 CCG estimate
BJHS-5.8		Occasional damage to drywall at window perimeter-repair and paint			\$5,000	Allowance
BJHS-5.9		Renovate Boys' and Girls' toilet rooms at First and Second Floors (4 rooms).	\$75/sf	600	\$45,000	
		1. New gwb ceilings in toilet rooms				
		5. Replace finned tube, provide new heat and ventilation				
		6. Replace doors				
BJHS-5.10		Replace accordion partitions with fixed partitions.	\$10/sf	1575 sf	\$15,800	
BJHS-6.1		Replace classroom SAT ceilings	\$4/sf	6000 sf	\$24,000	
BJHS-6.2		Replace existing classroom light fixtures with LED fixtures (poor light levels)	\$180/fixture	80	\$14,400	
BJHS-6.10		Repair windows		1	\$5,000	
BJHS-6.11		Replace carpet at corridors, band room, interior classrooms and offices	\$5.50/sf	5300 sf	\$29,200	



Brunswick Junior High School - Brunswick, Maine

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BJHS-1.15		Repoint brick veneer in areas damaged by roof run-off.	\$10/sf	2000	\$20,000	
BJHS-6.5		Option 1A - Foam grout the void under the corridor slab		1	\$20,000	(EFT quote from SW Cole)
BJHS-6.6		Option 1B - Foam grout voids and jack slabs in classrooms		1	\$130,000	The slabs will still settle over time.
BJHS-6.7		Option 1C - Foam grout to stabilize soils, fill voids and jack classroom & corridor slabs				\$175,000 to reduce the risk of settlement over time.
BJHS-6.8		Option 2-Replace poor soils and settling slabs in classrooms & corridor = \$570,000 + flooring				Remove and replace existing slabs and poor soils. Includes \$40,000 for new partitions between classrooms
BJHS-6.9		Option 3 - Lightweight concrete fill to level the slabs in 7 classrooms	\$6.50/sf	5500 sf		\$35,000 estimate. Slabs will continue to settle.
BJHS-7.4		Modify roof edge with extension/drip to keep water off brick. Add "drip strip" and drainage.	\$25/lf	1000 ft	\$25,000	
BJHS-9.1		Reinforce existing roof framing to comply with current IBC the requirements for new construction = \$193,000				Optional - See report from Becker Structural Engineers.
			SUBTOTAL		\$250,000	
Security						
BJHS-1.3		Upgrade classroom door hardware to security function	\$350/door	77	\$27,000	
BJHS-1.10		Provide exterior classroom and exit door numbering for security	\$50/sign	60	\$3,000	
BJHS-3.2		Replace the phone system			\$30,000	Avaya phone system serves the School District
BJHS-3.3		Replace the public address system	\$0.89	94000 sf	\$84,000	
BJHS-3.5		Install new CCTV Security System.	\$1.00/sf	94000 sf	\$94,000	
BJHS-3.10		Site Lighting upgrades -Entire Campus				Included in Coffin School sitework item CES-8.4
BJHS-3.11		Install door status switches at all exterior door and monitoring system	\$500/door	17	\$8,600	
BJHS-4.3		Add/reconfigure a secure entry vestibule near the main office.		1	\$75,000	
BJHS-7.2		If sprinkler is added, eliminate exterior doors and modify frames with insulated panel (low) and window (above).	\$1750/door	4	\$7,000	
BJHS-10.7		Site lighting improvements (Included under Coffin School item CES-8.5)			\$0	
			SUBTOTAL		\$328,600	
Safety & Building Code Requirements						
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BJHS-1.2		Replace existing sprinkler heads at areas that are currently protected by a sprinkler system.	\$0.25/sf	41800	\$10,500	Replacement required within next 10 years.
BJHS-1.4		Replace wire glass at doors and borrowed lites	\$50/sf	1080 sf	\$54,000	Optional



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BJHS-1.6		Provide new flooring at abatement locations	\$4.00/sf	9000	\$36,000	At floor tile abatement areas per AQM report.
BJHS-1.7		Remove lead paint and repaint (\$60,000 Abatement + \$5000 for repairs)		1	\$65,000	Optional - Abatement cost per AQM report.
BJHS-1.8		Remove PCB's and recaulk (\$220,000 Abatement + \$25,000 to recaulk)		1	\$245,000	Abatement cost per AQM report.
BJHS-1.9		Add ADA signage throughout	\$50/sign	200	\$10,000	
BJHS-1.12		Add 1 each ADA-compliant Boys' & Girls' Toilet Rooms. See also BJHS-5.9.	\$350/sf	600 sf	\$210,000	
BJHS-2.3		Provide new emergency gas shut-off in (1) science room, eliminate gas to other science classrooms			\$10,000	Verify with Owner if gas is used in all science classrooms
BJHS-2.4		Provide ADA accessible emergency eyewashes in science and art rooms	\$4000/each	8	\$32,000	Science and art rooms and kitchen
BJHS-3.4		Install new fire alarm system and emergency evacuation system.	\$1.15	94000 sf	\$108,000	
BJHS-3.6		Replace illuminated exit signs throughout the building.	\$180 each	50	\$9,000	
BJHS-4.4		Seal top of exterior wall to roof deck at main entrance doors		1	\$500	
BJHS-4.5		Upgrade perimeter partitions around main lobby to 1-hour fire-rating, including doors,	\$150/lf	200	\$30,000	
BJHS-4.6		Install a 1-hour rated HM frame and glazing at borrowed lite between the Main Office and corridor		1	\$5,000	Allowance
BJHS-4.7		Upgrade stair guard rails for fall protection and handrails for accessibility	\$100/lf	60	\$6,000	
BJHS-4.8		Install tempered safety glazing at main stair enclosure	\$25/sf	120 sf	\$3,000	
BJHS-4.9		Renovate Boys' and Girls' toilet rooms 1st floor (2 rooms):	\$175/sf	500	\$87,500	
		2. New toilet partitions and accessories				
		3. Patch ct flooring at existing toilet partition mounting locations				
		4. Paint walls				
BJHS-5.3		Reconfigure or eliminate gas system, including shut-off (see BJHS-2.3)				
BJHS-5.4		Upgrade emergency shower in science classroom or convert to ADA eyewash unit.				Included under mechanical items
BJHS-5.9		Renovate Boys' and Girls' toilet rooms at First and Second Floors (4 rooms).	\$175/sf	600	\$105,000	
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BJHS-5.11		Upgrade teachers lounge casework and sink to ADA standard		1	\$4,000	
BJHS-5.12		Upgrade teachers lounge toilet room to ADA standard		1	\$10,000	
BJHS-5.13		Upgrade guardrails and handrails at the library stair to comply with building code and ADA requirements	\$100/lf	30	\$3,000	
BJHS-5.14		Upgrade library stair lighting levels	\$500/fixture	6	\$3,000	
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BJHS-6.3		Verify smoke/fire rating at top of corridor partitions	\$500/door	16	\$8,000	
BJHS-6.4		Upgrade faculty toilet rooms to ADA standard	\$7000/room	2	\$14,000	
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BJHS-7.5		Enclose the kiln area with 1-hour rated partitions and one 45-minute door @ \$1,665	448 sf	\$8.80/sf	\$5,600	
BJHS-8.2		Provide ADA fixtures in the boys' and girls' locker rooms			\$20,000	



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BJHS-10.6		Playground improvements (FS&T item D-1)			\$57,400	
			SUBTOTAL		\$1,624,700	
	Repairs/Other for Additional 10 Year Occupancy					
BJHS-1.11		Miscellaneous repair of window seals, glazing and screens, and replace glazing in 1980's wing, repair glazing in all other wings as required.				See line items in specific building areas.
BJHS-1.13		Provide new window shades in classrooms	\$600/clrm	50	\$30,000	Optional
BJHS-2.1		Replace underground hot water supply and return piping to the Central Boiler Plant		1	\$58,000	Siemen's quote
BJHS-2.2		Provide new pipe insulation for piping that has asbestos insulation abated.		1	\$5,000	
BJHS-3.1		Replace clock system throughout	\$0.74/sf	94000 sf	\$70,000	Optional
		Technology Upgrades:				
BJHS-3.7		1. Provide data and power outlets for ceiling mounted projectors in the classrooms	\$600/clrm	25	\$15,000	
BJHS-3.8		2. Provide fiber optic wiring to data switches located throughout the building		1	\$18,400	
BJHS-3.9		3. Provide Generator for data closet - (Assumed 100KW)		1	\$45,000	
BJHS-4.1		Replace exterior metal slat ceiling system and lights at the main entrance		400 sf	\$8,000	\$15/sf + \$500/ light
BJHS-4.2		Replace metal slat ceiling system and lights at main entrance interior entry lobby & gym lobby		2950 sf	\$59,000	\$15/sf + \$500/ light
BJHS-4.9		Renovate Boys' and Girls' toilet rooms 1st floor (2 rooms):	\$75/sf	500	\$37,500	
		1. New gwb ceilings in toilet rooms				
		5. Replace finned tube, provide new heat and ventilation				
		6. Replace doors				
BJHS-5.1		Replace carpet in all non-science classrooms and staff rooms	\$5.50/sf	11177 sf	\$61,500	
BJHS-5.2		Replace carpet in corridors	\$5.50/sf	4750 sf	\$26,000	
BJHS-5.5		Windows throughout the wing are failing. Replace all window glazing and seals.			\$26,000	Price #2 CCG estimate
BJHS-5.6		Caulk the perimeter of all windows and doors			\$20,000	Price #3 CCG estimate
BJHS-5.7		Replace wood windows and louvers in the Library/Special Ed wing.			\$69,000	Price #1 & 4 CCG estimate
BJHS-5.8		Occasional damage to drywall at window perimeter-repair and paint			\$5,000	Allowance
BJHS-5.9		Renovate Boys' and Girls' toilet rooms at First and Second Floors (4 rooms).	\$75/sf	600	\$45,000	
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BJHS-5.10		Replace accordion partitions with fixed partitions.	\$10/sf	1575 sf	\$15,800	
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BJHS-6.2		Replace existing classroom light fixtures with LED fixtures (poor light levels)	\$180/fixture	80	\$14,400	
BJHS-6.10		Repair windows		1	\$5,000	
BJHS-6.11		Replace carpet at corridors, band room, interior classrooms and offices	\$5.50/sf	5300 sf	\$29,200	





Existing Building Overview:

The Coffin Elementary School appear to be largely in its original configuration with no significant renovations or additions other than a small expansion of the kitchen storage area. Recent improvements to the HVAC system are evident in the form of exposed ductwork adjacent to classroom clerestory windows. Windows and exterior doors opening off of corridors have been replaced with aluminum storefront and entrance systems.

The predominant structural system of the building is unprotected wood framing and decking, which bears on steel beams, wood-framed bearing walls and cmu bearing walls. The gym roof is framed with long span, open web steel joists and wood deck.

A fire suppression system is present, but it only protects corridors, the gym, the cafeteria and the kitchen.

A few improvements have been made to improve accessibility, such as the installation of a lift to the stage and the improvement of a bathroom that opens into the gym, but others toilet rooms to not appear to meet current accessibility standards.

PDT Architects has developed the following list of proposed repairs, improvements and replacements of building systems with the goals of maintaining and improving safety, comfort, and accessibility over the next decade of building operation. Systems and materials found to be near or beyond their expected service lifespans have been identified for replacement.

BUILDING-WIDE WORK:

CES-1.1/1.2 FIRE PROTECTION

The Coffin School is partially protected by an automatic sprinkler system. Expanding the coverage area and integrating the existing system to provide a complete, supervised automatic sprinkler system would dramatically increase the level of protection for occupants and property in the event of a fire. Existing heads in protected areas should be replaced to assure functionality.

Total building area: 53,000 sf +-
Area currently protected: 22,000 sf +-
Full sprinkler coverage also reduces the requirement for corridor separation from 1-hour fire-separation to smoke tight separation and eliminate the requirement for exterior doors and emergency escape windows from classrooms.





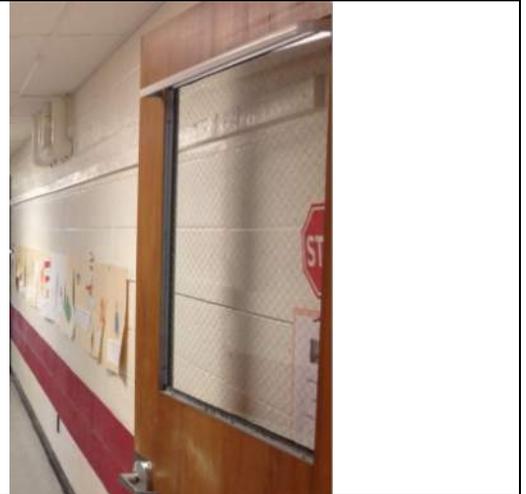
CES-1.3 DOOR HARDWARE

Most doors are equipped with what appear to be original door knob hardware, which does not meet current standards for graspability. Replacing knobs with lever handles would address this concern, and replacing locksets that allow classrooms to be locked from the inside would add a layer of security. Given the degree of skilled modification work to replace glazing and hardware, it may be more cost effective to replace existing door slabs with new slabs.



CES-1.4 WIRED GLASS

A significant number of doors lites, side lites, transom lites and borrowed lites are glazed with wired glass. Building Codes now consider wired glass to be a safety hazard and prohibit its installation in new educational occupancies. Existing wire glass is allowed to remain, but replacing it in doors, sidelights and borrowed lites at levels of potential student impact would increase safety. Many wood doors appear to have been modified by the facilities staff to accommodate glazing, which is held in place by light-gage metal angles.



CES-1.5/1.6/1.7/1.8 REMOVE HAZARDOUS BUILDING MATERIALS

The School Department has kept current with hazardous material monitoring requirements. Surveys on file with the School Department indicate the presence of asbestos in transite boards, floor tile, tile adhesives and pipe insulation and fittings. Lead paint has been documented in a few locations. As long as its condition is monitored and documented, immediate abatement of asbestos and lead is not required, but it may be considered desirable by the facilities staff or by the community. PCBs, identified in exterior sealants, must be removed immediately.





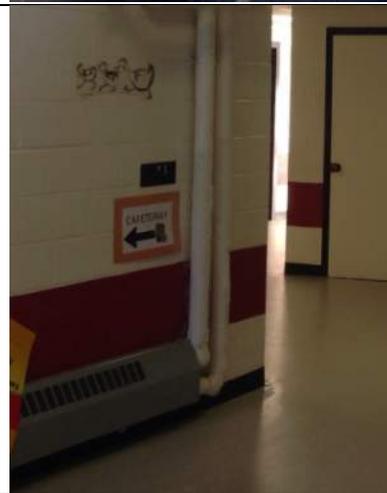
CES-1.9 ROOF DRAINAGE

Water from sloped roofs currently runs off low roof edge into a system of gutters and leaders that are hard-piped to a sub-surface drain line. Snow bars have been added, but the gutters appear to be vulnerable to damage and freeze-up. Construct an extended roof overhang that would allow run-off to drop outboard of the face of the exterior wall and installing a continuous trench drain to carry the run-off to existing catch basins.



CES-1.10 ADA-COMPLIANT ROOM SIGNAGE

ADAAG-compliant room identification signage is not present at most locations.





CES-1.11 EXTERIOR ROOM & DOOR NUMBERS

Provide large-format exterior classroom and exit door numbering for security and to aid emergency responders.



CES-1.12 REPLACE WINDOW TREATMENTS

Lighting control is limited with existing drapes. Provide new window shades or woven blinds at classrooms for light control, to reduce glare and improve visibility of teaching boards and video displays.



CES-1.13 EXTERIOR WINDOWS

Replace selected sealed, insulated glazing units and replace seals at glazed panel perimeters at approximately 15% of window units.





CES-1.14 SEAL MECH ROOM WALLS TO DECK
The local fire department has requested that partitions around mechanical rooms be sealed to the deck to prevent the passage of smoke.



CES-1.15 SEAL TOPS OF CORRIDOR WALLS
Extend and seal tops of corridor partitions to resist the passage of smoke to comply with the life safety standard for new school construction.



CES-1.16 REPOINT AREAS OF BRICK
Repoint brick veneer in areas damaged by roof run-off.





CES-2.1/2.2 REPLACE UNDERGROUND PIPING FROM BOILER PLANT AND REPLACE BOILER PLANT STACK

The existing underground hot water piping between the Central Boiler Plant and school is past its useful life. Existing and possible future leaks could result in the need to perform an emergency replacement which is likely to result in excessive costs and potential downtime. One of the existing boiler stacks is original and should be replaced to match the other stacks that have already been replaced. Existing oil piping was abandoned in place when the system was converted to natural gas. The existing oil pumps and piping should be removed.



CES 2.3 PROVIDE VENTILATION TO GYM

No ventilation is currently provided to the Gym.



CES-2.4 PROVIDE EXHAUST AT COPY MACHINES

Provide dedicated exhaust for copier at teacher work room and other locations.



CES-2.5 COOLING AT SERVER CLOSET

Provide a/c at server closet and computer classroom to preserve longevity of equipment,



CES-2.6 PROVIDE AUTO CONTROLS AT STUDENT TOILET ROOMS

This would increase building-wide water use efficiency.



CES-2.7 PROVIDE AUTO CONTROLS AT STAFF TOILET ROOMS and CLASSROOM SINKS

This would increase building-wide water use efficiency.



CES-3.1 REPLACE CENTRAL CLOCK SYSTEM

System is antiquated and should be replaced.



CES-3.2 REPLACE PHONE SYSTEM

System is antiquated and should be replaced.



<p><u>CES-3.3 REPLACE PUBLIC ADDRESS SYSTEM</u> System is antiquated and should be replaced.</p>	 A photograph of a brown, rectangular, wall-mounted public address system. It has three vertical slots with mesh grilles, suggesting it is an older model.
<p><u>CES-3.4 NEW FIRE ALARM SYSTEM</u> System is antiquated and should be replaced.</p>	
<p><u>CES-3.5 NEW CCTV SECURITY SYSTEM</u> System is antiquated and should be replaced.</p>	
<p><u>CES-3.6 SITE LIGHTING UPGRADES</u> Replace exterior, building-mounted light fixtures with high cut-off LED fixtures. Add pole-mounted pedestrian LED fixtures to increase site safety and security.</p>	 A photograph of an outdoor area, likely a schoolyard or parking lot, showing several tall, thin trees and a brick building in the background. A single light fixture is visible on a pole, illuminating the area.
<p><u>CES-3.7 PROVIDE DOOR STATUS SWITCHES</u> The ability to monitor the status of exterior doors increases safety and security.</p>	 A photograph of an interior hallway. On the right wall, there is a red door. A small, red, rectangular device is mounted on the wall next to the door, which is likely a door status switch. The hallway has a brick wall on the right and a white wall on the left.



CES-3.8 DATA AND POWER FOR CEILING-MOUNTED PROJECTORS

Provide infrastructure for ceiling-mounted projectors at classrooms.



CES-3.9 FIBER OPTIC WIRING

Upgrade building-wide data system.

CES-4.1 REINFORCE KITCHEN STORAGE ROOF

Report by Becker Structural Engineers indicates that the capacity of the roof framing at this area is not adequate for expected roof loading. See attached structural engineering report.



CES-4.2 REINFORCE ROOF AT ERV INSTALLATION

Provide additional structural support for the mechanical unit to be installed at the Gym.

CES-4.3/4.5 BRACE ROOF BEAMS AT CAFETERIA

Becker Structural recommends providing additional lateral support for cafeteria roof framing. See attached structural engineering report. Repair finishes at areas of structural work.





<p><u>CES-4.4 REINFORCE ROOF ADJACENT TO GYM</u> Wood framing at low roof areas adjacent to Gym do not meet current IBC loading standards.</p>	 A photograph of a school hallway with a red carpet and fluorescent lighting.	
<p><u>CES-5.1 NEW ADA TOILET ROOMS</u> None of the multi-user student toilet rooms meet current Maine Human Rights Act/ADAAG standards for accessibility. Existing multi-user toilet room are too small to accommodate new side-transfer water closets. The construction of from 2 to 4 new, barrier-free single user toilet rooms dispersed throughout the school would provide accessibility without dramatically reducing fixture count.</p>	 A photograph of a small, multi-user toilet room with a white sink and a mirror.	
<p><u>CES-5.2 ADA DRINKING FOUNTAINS AT GYM</u> Multiple drinking fountains do not appear to meet accessibility requirement for height, controls or cane detection.</p>	 A photograph of a drinking fountain in a hallway, with a blue folding chair in the foreground.	



CES-5.3 INFILL CLASSROOM EXTERIOR DOORS
If sprinkler system is added, exterior doors from classrooms will no longer be required and can be infilled. Replace existing water-damaged exterior trim.



CES-5.4 ADA TOILET RM AND CLASSROOM SINK AT LIFE SKILLS ROOM
None of the multi-user student toilet rooms meet current Maine Human Rights Act/ADAAG standards for accessibility. Existing multi-user toilet room are too small to accommodate new side-transfer water closets. The construction of a new barrier-free single-user toilet room and classroom sink at the Life Skills classroom would increase accessibility without dramatically reducing fixture count.



CES-6.1 KITCHEN EXHAUST HOOD
Kitchen hood does not have integral fire suppression, and cannot be used for open flame cooking.





CES-6.2 PROVIDE 3-BAY STAINLESS SINK
 Users say that Health Inspectors have requested a three-bay stainless sink at the kitchen.



CES-6.3 REPLACE LIGHTS AT CAFETERIA AND KITCHEN AND ADD ACOUSTICAL PANELS AT CAFETERIA
 Wiring is not code compliant and fixtures are nearing the end of their service life. Installing areas of suspended ceiling tile would improve acoustics in the cafeteria.



CES-7.1 REMOVE OLD PORTABLES
CES-7.2 ADD ADA RAMPS TO NEW PORTABLES
 Library and education space on second portable are currently accessed by stairs only.



CES-7.3/7.4/7.5/7.6/7.7 INSTALL NEW 12-CLASSROOM MODULAR COMPLEX AND PROVIDE REQUIRED SITE RECONFIGURATION, BUILDING INFRASTRUCTURE, UTILITY CONNECTIONS AND FIRE SUPPRESSION SYSTEM
 See schematic site plans in FST report.



<p><u>CES-8.1 PLAY AREA DRAINAGE IMPROVEMENTS</u> Poor drainage and heavy use have damaged existing play areas. See FHS report Item A-3.</p>	
<p><u>CES-8.2 SANITARY SEWER INVESTIGATION AT EXISTING PORTABLES</u> See FST report Item B-4.</p>	
<p><u>CES-8.3 PAVEMENT REPAIR</u> Repair damaged pavement at bus drop-off, parking and play areas. See FST report items C-3A, 3B, 3C and 5C.</p>	
<p><u>CES-8.4 PLAYGROUND IMPROVEMENTS</u> See FST Items D2, D3, D4, D5.</p>	
<p><u>CES-8.5 SITE LIGHTING IMPROVEMENTS</u> LED site fixtures provide highly efficient lighting that will improve site safety and security. See FST report Item E-1.</p>	



49 DARTMOUTH STREET
PORTLAND, MAINE 04101
207-775-1059
www.pdtarch.com

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Coffin Elementary School
Proposed Improvements

JOB NO.
XXXX

DRWN. CHK
Checker

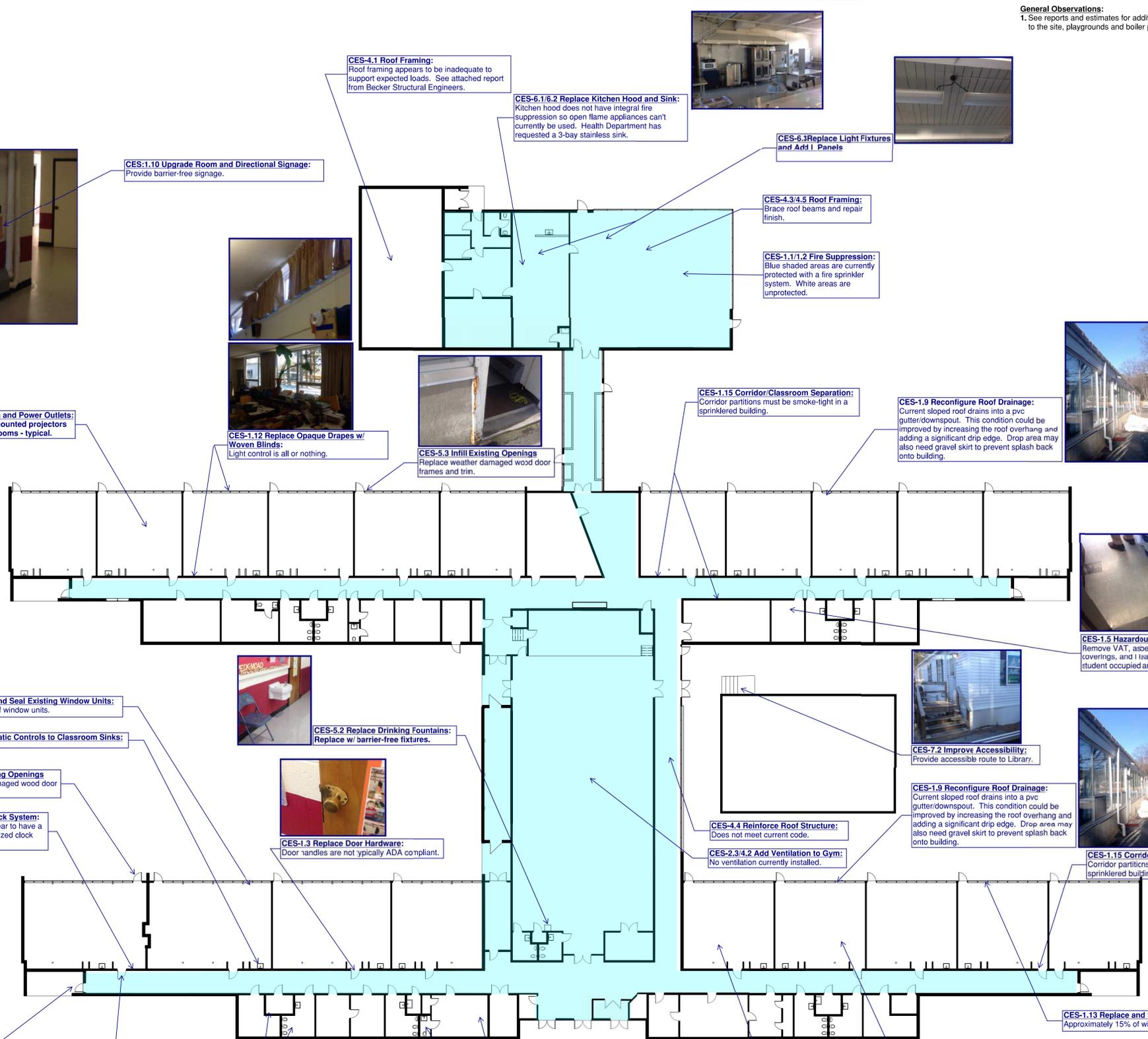
SCALE:
1" = 20'-0"

ISSUE
JUNE 16, 2015

TITLE
FLOOR PLAN

SHEET
A100

General Observations:
1. See reports and estimates for additional proposed improvements to the site, playgrounds and boiler plant.



① FIRST FLOOR PLAN
1" = 20'-0"

- THROUGHOUT BUILDING**
- CES-3.2 Replace Phone System
 - CES-3.4 Replace Fire Alarm System
 - CES-3.5 Provide CCTV Security System
 - CES-3.9 Provide Fiber optic Wiring to Data Switches Located Throughout the Building
 - CES-2.5 Provide Cooling for Data Rooms Provide AC at server closet and computer classroom

- CES-3.7 Access Control: Provide position switches at all exterior doors.
- CES-1.11 Door/Room Numbering: Add exterior classroom and exit door number signage for security

CES-4.1 Roof Framing:
Roof framing appears to be inadequate to support expected loads. See attached report from Becker Structural Engineers.

CES-6.1/6.2 Replace Kitchen Hood and Sink:
Kitchen hood does not have integral fire suppression so open flame appliances can't currently be used. Health Department has requested a 3-bay stainless sink.

CES-6.3 Replace Light Fixtures and Add 1 Panels

CES-4.3/4.5 Roof Framing:
Brace roof beams and repair finish.

CES-1.1/1.2 Fire Suppression:
Blue shaded areas are currently protected with a fire sprinkler system. White areas are unprotected.

CES-1.15 Corridor/Classroom Separation:
Corridor partitions must be smoke-tight in a sprinklered building.

CES-1.9 Reconfigure Roof Drainage:
Current sloped roof drains into a pvc gutter/downspout. This condition could be improved by increasing the roof overhang and adding a significant drip edge. Drop area may also need gravel skirt to prevent splash back onto building.

CES-3.8 Data and Power Outlets:
For ceiling mounted projectors in the classrooms - typical.

CES-1.12 Replace Opaque Drapes w/ Woven Blinds:
Light control is all or nothing.

CES-5.3 Infill Existing Openings
Replace weather damaged wood door frames and trim.

CES-1.16 Repoint Brick
Repair water damaged brick exterior walls.

CES-1.5 Hazardous Materials:
Remove VAT, asbestos pipe coverings, and 1 lead paint and from student occupied areas.

CES-1.13 Replace and Seal Existing Window Units:
Approximately 15% of window units.

CES-2.7 Add Automatic Controls to Classroom Sinks:

CES-5.3 Infill Existing Openings
Replace weather damaged wood door frames and trim.

CES-3.1 Central Clock System:
All rooms do not appear to have a centralized, synchronized clock system.

CES-5.2 Replace Drinking Fountains:
Replace w/ barrier-free fixtures.

CES-1.3 Replace Door Hardware:
Door handles are not typically ADA compliant.

CES-4.4 Reinforce Roof Structure:
Does not meet current code.

CES-2.3/4.2 Add Ventilation to Gym:
No ventilation currently installed.

CES-7.2 Improve Accessibility:
Provide accessible route to Library.

CES-1.9 Reconfigure Roof Drainage:
Current sloped roof drains into a pvc gutter/downspout. This condition could be improved by increasing the roof overhang and adding a significant drip edge. Drop area may also need gravel skirt to prevent splash back onto building.

CES-1.15 Corridor/Classroom Separation:
Corridor partitions must be smoke-tight in a sprinklered building.

CES-1.13 Replace and Seal Existing Window Units:
Approximately 15% of window units.

CES-1.4 Replace Wire Glass:
Remove existing wire glass at doors and replace with tempered glass.

CES-5.1/2.6 Student Toilet Rooms:
Toilet rooms are not typically ADA compliant. Add new accessible student toilet rooms. Provide automatic controls for fixtures.

CES-2.4 Exhaust Copier:
Provide exhaust for copiers.

CES-5.1.2.7 Staff Toilet Rooms:
Toilet rooms are not typically ADA compliant. Provide automatic controls for fixtures.

CES-3.3 Communication System:
System is antiquated and should be replaced.

CES-1.14 Seal Mechanical Room Partitions:
Per local fire department request, seal tops of mechanical room partitions to roof deck - typical.

CES-5.4 ADA Fixtures:
Construct barrier-free toilet room in Life Skills room and provide barrier-free classroom sink.

Coffin Elementary School - Brunswick, Maine

PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
CES-1.1	Entire Building - Architectural	Provide full NFPA-complaint sprinkler coverage at unprotected areas.	\$3.25/sf	31000	\$100,750	
CES-1.2		Replace existing sprinkler heads at areas that are currently protected by a sprinkler system.	\$50/200sf	22000	\$5,500	Replacement required within next 10 years.
CES-1.3		Upgrade classroom door hardware to security lock function & ADA compliance	\$500/door	87	\$43,500	
CES-1.4		Replace wire glass at doors and borrowed lites	\$350/door	45	\$15,750	Optional
CES-1.5		Remove asbestos Tansite trim and asbestos flooring (\$255,000). Install new trim (2100 l.f. x 1.33 s.f./l.f. x \$5.50/s.f. = \$15,500)			\$270,500	From AQM report 6/2013
CES-1.6		Install new VCT flooring at abatement locations.	\$3.50	33000	\$115,500	
CES-1.7		Remove existing lead paint (\$75,000 Abatement + \$5000 for repairs)			\$80,000	Optional - From AQM report 6/2013
CES-1.8		Remove existing PCB containing materials (\$185,000 Abatement + \$25,000 to recaulk)			\$210,000	From AQM report 6/2013
CES-1.9		Provide eave overhang at all sloped roofs to eliminate water running down the face of the building and existing gutter system	\$50/lf	700 lf	\$35,000	Heavy duty gutter option = \$17,500
CES-1.10		Add ADA interior room signage throughout	\$50/door	100	\$5,000	
CES-1.11		Add exterior classroom and exit door number signage for security	\$50/sign	40	\$2,000	
CES-1.12		Provide new window shades in classrooms	\$5/sf	7760 sf	\$38,800	Optional
CES-1.13		Miscellaneous repair of window seals, glazing and screens	\$1000/clrm	30	\$30,000	
CES-1.14		Provide fire rated top of wall enclosures at all mechanical closets	\$500/room	6	\$3,000	
CES-1.15		Seal all corridor partitions against the passage of smoke per current codes	\$20/lf high walls \$40/lf low walls	700 450	\$14,000 \$18,000	
CES-1.16		Repoint areas of brick veneer damage by roof run-off	\$10/sf	2000 sf	\$20,000	
CES-2.1	Entire Building - Mechanical	Replace underground hot water supply and return piping to the Central Boiler Plant		1	\$161,000	Siemen's Quote (Includes sitework)
CES-2.2		Replace two (2) metal chimneys & remove all existing abandoned fuel oil pumps and piping at the Central Boiler Plant		1	\$17,500	
CES-2.3		Provide a mechanical ventilation system (ERV) for the Gymnasium		1	\$75,000	Plus structural costs item CES-4.2
CES-2.4		Provide local mechanical exhaust ventilation at all copying machines	\$4000/room	4	\$16,000	
CES-2.5		Provide A/C system in the main data server closet and in the Computer Lab classroom		1	\$16,000	
CES-2.6		Retro fix automatic electronic faucets/flush valves at student toilet rooms	\$350/fixture	38	\$13,300	Optional
CES-2.7		Retro fit automatic electronic faucets/flush valves at staff toilets and classroom sinks	\$350/fixture	28	\$9,800	Optional
CES-3.1	Entire Building - Electrical	Replace clock system throughout	\$0.74	53000	\$39,000	Optional
CES-3.2		Replace phone system throughout		1	\$50,000	Based in the district phone system which is Avaya
CES-3.3		Replace public address system throughout	\$0.89	53000	\$47,000	



Coffin Elementary School - Brunswick, Maine

PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
CES-3.4		Install new fire alarm system and emergency evacuation system	\$1.15/sf	53000	\$61,000	
CES-3.5		Install new CCTV Security System	\$1.00/sf	53000	\$53,000	
CES-3.6		Site Lighting upgrades -Entire Campus				Included in Coffin School sitework item CES-8.5
CES-3.7		Install door status switches and monitoring system at all exterior doors	\$500/door	30	\$15,000	
		Technology Upgrades:				
CES-3.8		1. Provide data and power outlets for ceiling mounted projectors in the classrooms	\$600/clrm	22	\$13,200	
CES-3.9		2. Provide fiber optic wiring to data switches located throughout the building			\$10,500	
CES-4.1	Structural	Reinforce existing kitchen storage room roof structure	\$3,500	3	\$10,500	
CES-4.2		Reinforce the existing roof structure for the new ERV serving the Gym	\$10,500	1	\$10,500	
CES-4.3		Brace beams at cafeteria roof	\$225	20	\$4,500	
CES-4.4		Reinforce the existing roof structure immediately adjacent to the Gym	\$210	100	\$21,000	
CES-4.5		Paint & Finishes for structural repairs			\$20,000	
CES-5.1	Classroom Wings	Provide (1) ADA accessible toilet room in each wing for student and staff use	\$12,500/room	2	\$25,000	
CES-5.2		Provide new ADA compliant drinking fountains in the Gym	\$3,500	1	\$3,500	
CES-5.3		If a full sprinkler system is provided, eliminate doors to courtyards from the classrooms	\$1000/door	20	\$20,000	
CES-5.4		Provided an ADA toilet room and classroom sink in the Life Skills Room		1	\$15,000	
CES-6.1	Kitchen/Cafeteria	Provide new kitchen exhaust hood		1	\$40,000	
CES-6.2		Provide 3-bay stainless steel sink		1	\$7,500	
CES-6.3		Add acoustic panels and new light fixtures in the kitchen and cafeteria	\$7.50/sf	5450 sf	\$41,000	
CES-7.1	Portable Classrooms	Remove all older portable classrooms on the west side of the site (by Owner)	\$8,000/portable	4	\$32,000	
CES-7.2		Provided ADA accessible ramps to the two newer portables classrooms in the courtyards	2	\$7,500 ea	\$15,000	
CES-7.3		Install new 4-classroom modular unit (10-year lease)			\$365,500	
CES-7.4		Pad and foundation preparations for modular classrooms			\$16,000	
CES-7.5		Utility connections for modular classrooms			\$12,000	
CES-7.6		Install sprinkler system in modular classrooms	\$3.25/sf	4340 sf	\$14,100	



Coffin Elementary School - Brunswick, Maine

PROPOSED IMPROVEMENTS - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
CE-8.1	Site Improvements	Play area drainage improvements (FS&T item A-3)			\$13,500	
CE-8.2		Sanitary sewer investigation at existing portables (FS&T item B-4)			\$23,900	
CE-8.3		Pavement repair at bus drop-off, parking & play areas (FS&T items C-3A,3B, 3C & 5C)			\$186,000	
CE-8.4		Playground improvements (FS&T items D2, D3, D4, D5)			\$184,100	
CE-8.5		Site Lighting (FS&T item E-1)			\$138,400	
			SUB-TOTAL		\$2,823,600	
			10% Div 1 Conditions		\$282,360	
			10% GenCon O&P		\$282,360	
			10% Contingency		\$282,360	
			1% Bond		\$2,824	
			TOTAL		\$3,673,504	
			3%/year Escal	1 year	\$3,784,000	
				2 years	\$3,898,000	



Coffin Elementary School - Brunswick, Maine

PROPOSED IMPROVEMENTS BY CATEGORY - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
CES-1.9	Structural	Provide eave overhang at all sloped roofs to eliminate water running down the face of the building and existing gutter system	\$50/lf	700 lf	\$35,000	Heavy duty gutter option = \$17,500
CES-1.16		Repoint areas of brick veneer damage by roof run-off	\$10/sf	2000 sf	\$20,000	
CES-4.1		Reinforce existing kitchen storage room roof structure	\$3,500	3	\$10,500	
CES-4.2		Reinforce the existing roof structure for the new ERV serving the Gym	\$10,500	1	\$10,500	
CES-4.3		Brace beams at cafeteria roof	\$225	20	\$4,500	
CES-4.4		Reinforce the existing roof structure immediately adjacent to the Gym	\$210	100	\$21,000	
CES-4.5		Paint & Finishes for structural repairs			\$20,000	
			SUBTOTAL		\$121,500	
CES-1.3	Security	Upgrade classroom door hardware to security lock function & ADA compliance	\$500/door	87	\$43,500	
CES-1.11		Add exterior classroom and exit door number signage for security	\$50/sign	40	\$2,000	
CES-3.2		Replace phone system throughout		1	\$50,000	Based in the district phone system which is Avaya
CES-3.3		Replace public address system throughout	\$0.89	53000	\$47,000	
CES-3.5		Install new CCTV Security System	\$1.00/sf	53000	\$53,000	
CES-3.6		Site Lighting upgrades -Entire Campus				Included in Coffin School sitework item CES-8.5
CES-3.7		Install door status switches and monitoring system at all exterior doors	\$500/door	30	\$15,000	
			SUBTOTAL		\$210,500	
	Safety & Building Code					
CES-1.1		Provide full NFPA-complaint sprinkler coverage at unprotected areas.	\$3.25/sf	31000	\$100,750	
CES-1.2		Replace existing sprinkler heads at areas that are currently protected by a sprinkler system.	\$50/200sf	22000	\$5,500	Replacement required within next 10 years.
CES-1.4		Replace wire glass at doors and borrowed lites	\$350/door	45	\$15,750	Optional
CES-1.5		Remove asbestos Tansite trim and asbestos flooring (\$255,000). Install new trim (2100 l.f. x 1.33 s.f./l.f. x \$5.50/s.f. = \$15,500)			\$270,500	From AQM report 6/2013
CES-1.6		Install new VCT flooring at abatement locations.	\$3.50	33000	\$115,500	
CES -1.7		Remove existing lead paint (\$75,000 Abatement + \$5000 for repairs)			\$80,000	Optional - From AQM report 6/2013
CES-1.8		Remove existing PCB containing materials (\$185,000 Abatement + \$25,000 to recaulk)			\$210,000	From AQM report 6/2013
CES-1.10		Add ADA interior room signage throughout	\$50/door	100	\$5,000	
CES-1.14		Provide fire rated top of wall enclosures at all mechanical closets	\$500/room	6	\$3,000	
CES-1.15		Seal all corridor partitions against the passage of smoke per current codes	\$20/lf high walls	700	\$14,000	
			\$40/lf low walls	450	\$18,000	



Coffin Elementary School - Brunswick, Maine

PROPOSED IMPROVEMENTS BY CATEGORY - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
CES-3.4		Install new fire alarm system and emergency evacuation system	\$1.15/sf	53000	\$61,000	
CES-5.1		Provide (1) ADA accessible toilet room in each wing for student and staff use	\$12,500/room	2	\$25,000	
CES-5.2		Provide new ADA compliant drinking fountains in the Gym	\$3,500	1	\$3,500	
CES-5.3		If a full sprinkler system is provided, eliminate doors to courtyards from the classrooms	\$1000/door	20	\$20,000	
CES-5.4		Provided an ADA toilet room and classroom sink in the Life Skills Room		1	\$15,000	
CES-6.1		Provide new kitchen exhaust hood		1	\$40,000	
CES-6.2		Provide 3-bay stainless steel sink		1	\$7,500	
CES-7.1		Remove all older portable classrooms on the west side of the site (by Owner)	\$8,000/portable	4	\$32,000	
CES-7.2		Provided ADA accessible ramps to the two newer portables classrooms in the courtyards	2	\$7,500 ea	\$15,000	
CES-7.3		Install new 4-classroom modular unit (10-year lease)			\$365,500	
CES-7.4		Pad and foundation preparations for modular classrooms			\$16,000	
CES-7.5		Utility connections for modular classrooms			\$12,000	
CES-7.6		Install sprinkler system in modular classrooms	\$3.25/sf	4340 sf	\$14,100	
CES-8.1		Play area drainage improvements (FS&T item A-3)			\$13,500	
CES-8.4		Playground improvements (FS&T items D2, D3, D4, D5)			\$184,100	
CES-8.5		Site Lighting (FS&T item E-1)			\$138,400	
			SUB-TOTAL		\$1,800,600	
Repair/Other Items - 10 years						
CES 1-12		Provide new window shades in classrooms	\$5/sf	7760 sf	\$38,800	Optional
CES-1.13		Miscellaneous repair of window seals, glazing and screens	\$1000/clrm	30	\$30,000	
CES-2.1		Replace underground hot water supply and return piping to the Central Boiler Plant		1	\$161,000	Siemen's Quote (Includes sitework)
CES-2.2		Replace two (2) metal chimneys & remove all existing abandoned fuel oil pumps and piping at the Central Boiler Plant		1	\$17,500	
CES-2.3		Provide a mechanical ventilation system (ERV) for the Gymnasium		1	\$75,000	Plus structural costs item CES-4.2
CES-2.4		Provide local mechanical exhaust ventilation at all copying machines	\$4000/room	4	\$16,000	
CES-2.5		Provide A/C system in the main data server closet and in the Computer Lab classroom		1	\$16,000	
CES-2.6		Retro fix automatic electronic faucets/flush valves at student toilet rooms	\$350/fixture	38	\$13,300	Optional
CES-2.7		Retro fit automatic electronic faucets/flush valves at staff toilets and classroom sinks	\$350/fixture	28	\$9,800	Optional
CES-3.1		Replace clock system throughout	\$0.74	53000	\$39,000	Optional



Coffin Elementary School - Brunswick, Maine

12 NEW MODULAR CLASSROOMS - ESTIMATE OF PROBABLE COST

REV 6/16/2015

Item #	Location	Description	Unit Cost	Quantity	Probable Cost	Remarks
CES-7.1	Portable Classrooms	Install new 12-classroom modular complex (68' x 208' = 14,144 sf)			\$1,100,000	Schiavi quote + 2 year escalation
CES-7.2		Site circulation modifications for new modular complex (Option 1A)			\$613,200	F,S & T estimate
CES-7.3		Pad & foundation preparations for modular classrooms			\$65,000	
CES-7.4		Utility connections for modular classrooms			\$50,000	
CES-7.5		Install sprinkler system in modular classrooms	\$3.25/sf	14,144 sf	\$46,000	
			SUB-TOTAL		\$1,874,200	
			5% Div 1 Conditions		\$93,710	
			5% GenCon O&P		\$93,710	
			5% Contingency		\$93,710	
			1% Bond		\$937	
			TOTAL		\$2,156,267	



Coffin Elementary School 1955

Grades PK-2

396 Students 54,718 sf (138 sf/stud.)

Brunswick School Dep

Brunswick Junior High School 1959

Grades 6-8

600 Students 98,834 sf (165 sf/stud.)

Item 1: Construction			
1.1 Repairs @ Coffin		\$3,784,000	
1.2 Repairs @ Junior High		\$4,239,000	
1.3 New 12 classroom modular		\$0	
Subtotal		\$8,023,000	\$8,023,000
Item 2: Admin. Costs and Reserves			
2.1 Site Purchase		\$0	
2.2 Furnishings & Moveable Equipment 6%		\$0	
2.3 Technology 3%		\$0	
2.4 Advertising, Insurance, Legal, Printing		\$10,000	
2.5 Contingency (5 % of Item 1)		\$401,150	
2.6 % for Art		\$0	
Subtotal		\$411,150	\$411,150
Item 3: Fees and Services			
Basic Services			
3.1 Architect New (Item 1 x State of ME Fee)	\$8,023,000 @	7.3 %	\$585,679
3.2 Architect Reno(Allocatted Reno 1.2 above)			\$0
3.3 Reimbursables & Permits			\$30,000
Special Services			
3.4 Environmental Permitting			\$20,000
3.5 Survey, Soils and Wetlands			\$0
3.6 Construction Testing			\$40,000
3.7 Special Inspections			\$10,000
3.8 Clerk			\$75,000
3.9 Commissioning			\$0
3.10 Owner's Representative			\$0
			\$0
Subtotal		\$760,679	\$760,679
Total Project Cost			\$9,194,829

15 June 2015

**Project Budget
12 Classroom Modular w/ Site Work**

Coffin Elementary School 1955

Brunswick School Dep

12 Classroom Modular 14,076 sf

Item 1: Construction			
1.3 New 12 classroom modular		\$2,156,267	
Subtotal		\$2,156,267	\$2,156,267
Item 2: Admin. Costs and Reserves			
2.1 Site Purchase		\$0	
2.2 Furnishings & Moveable Equipment 6%		\$129,376	
2.3 Technology 3%		\$0	
2.4 Advertising, Insurance, Legal, Printing		\$10,000	
2.5 Contingency (5 % of Item 1)		\$107,813	
2.6 % for Art		\$0	
Subtotal		\$247,189	\$247,189
Item 3: Fees and Services			
Basic Services			
3.1 Ecivil Engineering	\$774,200 @	7.3 %	\$56,517
3.3 Reimbursables & Permits			\$15,000
Special Services			
3.4 Environmental Permitting			\$20,000
3.5 Survey, Soils and Wetlands			\$0
3.6 Construction Testing			\$10,000
3.7 Special Inspections			\$10,000
3.8 Clerk			\$0
3.9 Commissioning			\$0
3.10 Owner's Representative			\$0
			\$0
Subtotal		\$111,517	\$111,517
Total Project Cost			\$2,514,973





June 9, 2015

Mr. Lyndon Keck
Principal
PDT Architects
49 Dartmouth Street
Portland, ME 04101

RE: Upgrades to Coffin Elementary & Brunswick Junior High School

Dear Lyndon,

We offer this report to summarize our findings and opinions regarding the structural condition of Coffin Elementary School and Brunswick Junior High School, located in Brunswick, Maine. Our intent is to identify a schematic level design and opinion of probable costs in order to provide a roof structure for each school that meets all of the structural requirements of the current state building code. We have also provided repair recommendations and associated costs for floor slabs that have settled at one wing of Brunswick Junior High School.

Our findings are based on observations of structural elements that were readily visible, made during a site visit on April 21, 2015. Additionally, a previous evaluation of the existing structure was performed by Becker Structural Engineers (BSE) in 2012. The findings and opinions discussed herein reference and provide further elaboration on the 2012 evaluation. We have enclosed these evaluation documents in our report, as well as key drawings SKS1- SKS8, representing the existing roof framing plans for both schools, as well as suggested reinforcement where applicable.

Our opinion of the probable costs necessary to reinforce the existing roofs to meet current code standards is \$36,000 for Coffin Elementary School and \$193,000 for Brunswick Junior High School. A detailed breakdown of these costs is provided in table 1 of this report. Cost estimates to repair or replace the settled slabs located in the 1965 addition to Brunswick Junior High can be found on pages 3-4 of this report. We have summarized the repair work in both schools in an itemized list below. These items are grouped into two priority levels. High level priority items are those that present a risk to public safety and should be addressed in the near future. Low priority items are those that do not currently present an imminent human safety risk or are not required by code to be addressed at this time. Further description of each item below is provided in this report.

High Priority:

- Install new posts and foundations to support steel beam in kitchen storage room (Coffin Elementary, Item 1).
- Install steel braces from columns to roof deck in cafeteria and kitchen (Coffin Elementary, Item 2).
- Fill voids below corridor slabs in 1965 addition of Brunswick Junior High (item 8B).

Low Priority:

- Replace wood beams at low roofs surrounding gymnasium, and install LVL beams for new ERV support (Coffin Elementary, Items 3&4).
- Reinforce existing steel roof joists (Brunswick Junior High School, Items 5).
- Replace existing cementitious fiber deck with metal roof deck at 1965 classroom/music wing and Cafeteria (Brunswick Junior High, Item 6).
- Sister glulam beams with LVL reinforcement in 1976 addition (Brunswick Junior High, item 7)
- Replace settled slabs and fills (item 8), or stabilize existing soils (item 8A) in 1965 addition to Brunswick Junior High School.

DESIGN CRITERIA AND BUILDING CODES

Coffin Elementary School is a single story building of approximately 57,000 square feet that was constructed circa 1954. The roof framing consists of wood plank decking spanning between wood joists, wood beams, open web steel joists, or structural steel beams. This secondary support framing is typically supported by wide flange steel girders spanning between steel pipe columns and/or concrete masonry bearing walls. In 1995, some low roof areas subject to drifting snow were reinforced.

Brunswick Junior High School was originally constructed circa 1959 and has undergone a number of alterations and additions throughout the years. The current building is approximately 75,000 gross square feet and is predominately one-story with two-stories in some areas of the structure. The original structure and the additions are constructed with metal roof deck on open web steel joists, supported by steel beams and a combination of steel columns or masonry walls. The exception to this is two areas constructed in 1976, which consist of glue laminated wood beam construction with a cementitious fiber roof deck. The 1965 wing addition also has a cementitious fiber roof deck.

Our evaluation is based on the 2009 editions of the International Building Code (IBC) and the International Existing Building Code (IEBC). Design dead loads for the building are based on the existing materials observed during our site visits. Given our understanding of the existing roof insulation, the design snow load for the buildings is 46 pounds per square foot (psf). It should be noted that, according to IEBC, the roof structures of both buildings are currently "grandfathered" as built, and are not required to be brought up to current code. If any funding for future renovations is provided by the State of Maine, the state will likely require the roof structures to meet current code if the roofing is repaired or replaced. This would require items 3-7 in this report to be completed. These items would also be required by IEBC if the roofs' insulation is increased to an R-value beyond 25. The higher R-value corresponds to a lower rate of snow melt on the roof surface, creating a subsequent increase to the design snow load.

OPINIONS OF MODIFICATIONS AND PROBABLE COSTS

We are providing you with a summary of our observations for each building, along with the associated reinforcements required to meet current building codes. The opinions identified in this section correspond to the drawings SKS1-SKS8, and also reference 2012 evaluation documents that have been attached. Please refer to those documents for additional information. Also, attached is Table 1 which provides our opinions of the probable costs associated with each repair item.

Coffin Elementary Roof Framing:

Item 1: As discussed in the 2012 report by BSE, it is recommended that areas of the kitchen and cafeteria be reinforced. One area is the shed roof storage room located east of the kitchen, shown on SKS2. Some of the roof framing was not accessible for review, but appears to consist of two bays of wood joists spanning from the original exterior wall of the kitchen to an interior bearing line of exposed steel beams and pipe columns. Our analysis found the exposed steel beam to be significantly inadequate for current prescribed snow loads. One reinforcement method could be to add lally columns and footings at mid-span locations of the existing beams. Decreasing the beam spans will serve to reduce stresses and support the design snow loads. Due to the high overstress levels found in the steel beam, we recommend the reinforcement be installed in the near future.

Item 2: The cantilevered steel girders that support the roof structure in the kitchen and cafeteria also require modifications. Although these girders were reinforced in 1995 and appear to have an adequate snow load capacity, the bottoms of the beams and tops of the columns are not adequately braced to the roof structure and could roll or buckle when loaded. We recommend that diagonal braces be installed from the bottom flanges to the underside of the roof deck at all column locations, as shown on SKS2. To avoid a potential sudden failure, we recommend that the diagonal bracing be installed in the near future. Adequate lateral bracing of beams and columns for buckling is of critical importance to improving the integrity of the structure.



Item 3: There are low roof areas surrounding the gymnasium which are subject to drifting snow from the gymnasium roof. These areas appear to be adequate for the balanced roof snow load, but the 4x8 wood beams at the exterior west wall are overstressed under drifting snow loads. We recommend that these beams be replaced with 3 1/2"x9 1/2" LVL beams, as shown on SKS3. In addition, at low roof over the front entrance lobby, there are similar drift loading conditions. Some of the supporting beams are overstressed under the drifting snow, and we recommend that these beams be replaced with 5 1/4"x11 7/8 LVL beams (refer to SKS3).

Item 4: At the same low roof area around the gym described in item 3, a new mechanical unit has been proposed to serve the gymnasium. This unit has been estimated at this time to weigh 8000 lbs. To support the new unit, LVL beams will be required at its perimeter, which in turn would be connected to the existing structural framing. Some of the surrounding existing framing would need to be cut away and supported by the new LVL beams, or removed entirely and replaced with new framing.

Brunswick Junior High School Roof Framing:

Item 5: As discussed in the 2012 evaluation, and shown on drawings SKS5-SKS8, many of the steel roof joists are overstressed and require reinforcement. Due to the different roof elevations, there are many low roof areas that accumulate drifting snow from the upper roofs. Some of these areas were reinforced in 1995, but this reinforcement was found to be inadequate for current snow loads. Most of the low roof joists, as well as some of the high roof joists, will require top and bottom chord reinforcement. Select web members may also require reinforcement.

Item 6: Some areas of this building were constructed with a cementitious fiber roof deck, which appears to be 2" thick. The deck will need to be replaced with metal decking to support flat roof and drifting snow loads in several locations, as shown on SKS6-SKS7. Replacing the deck will also improve the stability of the joists, and decrease the amount of reinforcement required at the joist top chords.

Item 7: Parts of the 1976 addition were constructed with wood laminated beams. The majority of these members are adequate for the current snow load. The exceptions to this are the beams in the drift zone to the north side of the gymnasium. New LVL members will need to be sistered to the existing laminated beams, as shown on drawing SKS7.

Items 8, 8A and 8B: The floor slabs in the 1965 classroom addition to Brunswick Junior High we observed to have significant amounts of settlement. The classrooms have settled up to 7 inches in some locations, while the corridors were observed with no settlement. Testing and sampling of the soils beneath the slabs were performed by S.W. Cole Engineering, Inc. on May 15, 2015. These tests determined that the fill beneath the slabs is very loose and of poor quality, indicating that the fill is not suitable for support of a floor slab. The tests also found voids beneath the corridor slabs of up to 1.5 inches. The building footings, which are founded on native soils, have not shown any signs of settlement or distress, indicating that the native soils are suitable for support of the building superstructure. We have no concerns with the building foundations or superstructure at this time.

After discussion between BSE and S.W. Cole, three options have been proposed for the settled slabs:

1. Item 8: In this option, the settled slabs are removed and replaced in their entirety. Once the slabs are removed, the existing fill materials would be removed down to the native soils and replaced with suitable, compacted structural fill. This method will require selective demolition of partitions, casework and finishes inside the building. Due to the constraints of working within an existing structure, the earthwork will likely need to be done by hand, which is very costly. We estimate that this work will approximately total \$530,000. Our opinion is that this option is time consuming and extremely costly. However, it serves to provide the owner with the best performing floor slab and should eliminate concerns of future settlement.



2. Item 8A: The slab and existing soils will be stabilized by installing grouted, vertical piers at several locations throughout the building. These piers are drilled through the slab and down into the existing soils in an approximate 6 foot x 6 foot grid. The piers serve to compress the surrounding soils and improve soil capacity so as to limit further settlement. S.W. Cole has indicated that they will need to perform further geotechnical investigations before this option can be confirmed as viable, and the loose condition of the existing soils may negate the use of this option. After further investigation, it would be determined at that time whether or not the existing slabs can be returned to their previous elevations by jacking or adding floor leveling materials. We estimate the cost to install the piers is approximately \$400,000.
3. Item 8B: Due to the high costs associated with items 8 and 8A, we have offered this option as a more economical approach. This option will address the safety concerns associated with the voids found below the corridor slab, while the slabs in the classrooms will remain in their current state. The voids beneath the corridor slabs will be pressure injected with grout, providing them temporary support on the existing soil. The support condition is temporary because the soils could settle further under the weight of the grout. We recommend that settlement be monitored every 1 to 2 years by drilling through the slab in select locations to determine if any voids are present. Those voids could be grouted at that time. Our opinion is that the costs associated with the pressure grouting is approximately \$25,000

CLOSING:

We trust that this information addresses your concerns at this time and will be helpful in planning for the future renovations of Coffin Elementary School and Brunswick Junior High School. This letter report should be understood in the context it is provided. It is based upon our site observations and preliminary analysis of existing conditions. It has been prepared to provide an overview of the building's structural condition, and to identify the scope and nature of structural issues, which may impact future renovation conditions. As there have been some assumptions made regarding the existing framing and proposed scope of future work, it is important to review, whenever possible, the building for conformance with the assumptions made. We would be happy to discuss this further, so please contact us if you have any questions.

Sincerely,
BECKER STRUCTURAL ENGINEERS, Inc.



Christopher G. Williams, P.E., S.E.
Project Engineer



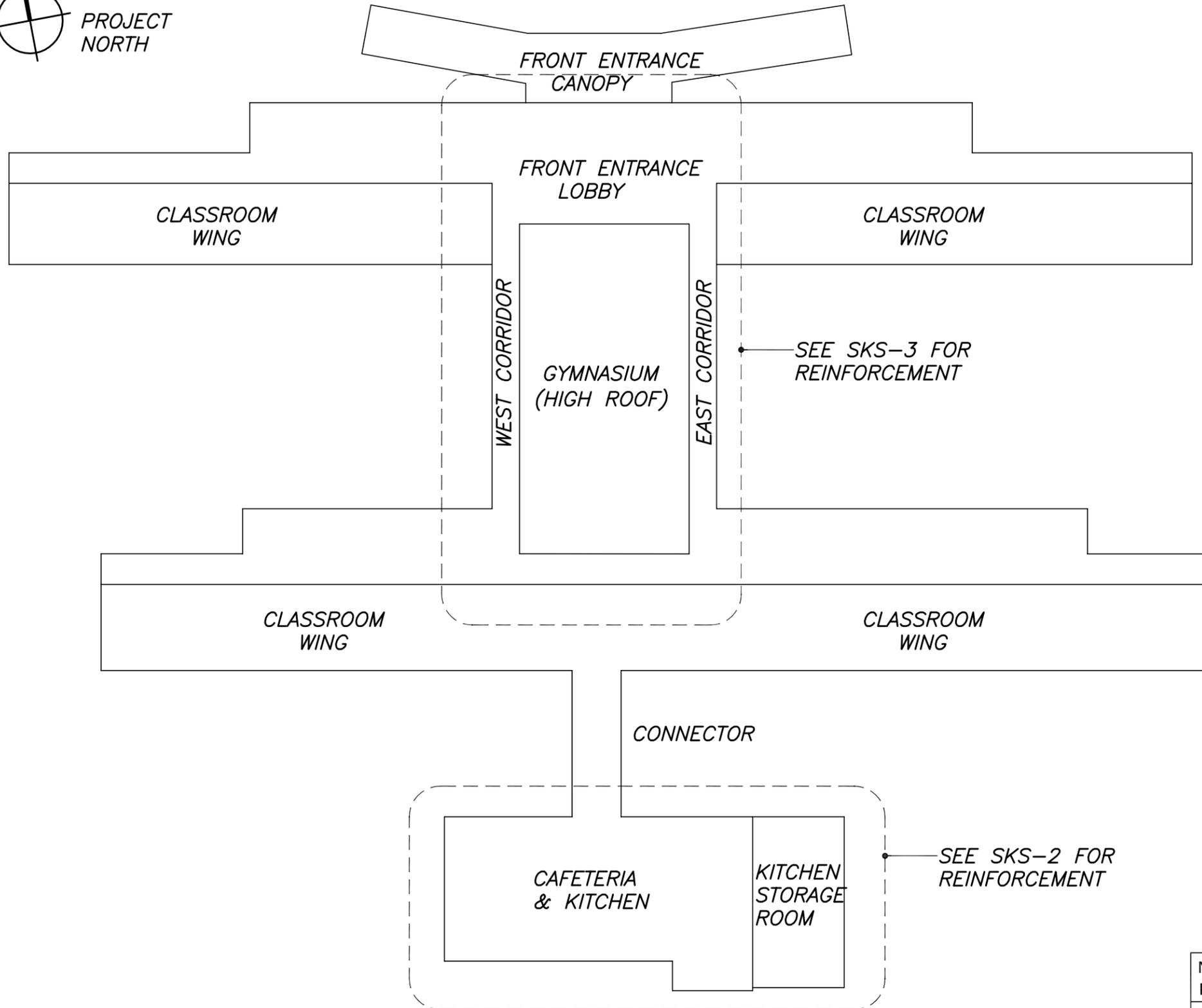
TABLES & REPORT DRAWINGS



Table 1 - Opinion of Probable Repair/Reinforcement Costs					
Coffin Elementary School					
Item	Description	Quantity	Unit Cost	Unit	Total Cost
1	Install Lally Cols and Ftgs to Beam in Kitchen Storage	3	\$3,500.00	ea	\$10,500
2	Add Angle Braces to Columns in Kitchen/Cafeteria	20	\$225.00	ea	\$4,500
3	Install new LVL beams at Low Roofs	100	\$210.00	lf	\$21,000
4	Install Framing for new ERV	1	\$10,500	ls	\$10,500
Roof Structure Subtotal					\$46,500
Brunswick Junior High School					
Item	Description	Quantity	Unit Cost	Unit	Total Cost
5	Reinforce Short-Span Roof Joists	157	\$1,000.00	ea	\$157,000
	Reinforce Long-Span Roof Joists at Cafeteria	2	\$1,500.00	ea	\$3,000
6	Replace Tectum Deck w/ Metal Roof Deck	9200	\$2.50	sf	\$23,000
7	Sister Exist Glulams w/ LVL	200	\$50.00	lf	\$10,000
Roof Structure Subtotal					\$193,000
Settled Slab Repairs					
8	Remove and Replace Existing Slab	7500	\$20.00	sf	\$150,000
	Hand-Remove and Replace Slab Fill Mat'l	1500	\$250.00	cy	\$375,000
	Remove and Replace Exterior Wall Fill	150	\$30.00	cy	\$4,500
	Item 8 Subtotal				\$529,500
8A	Grouted Piers for Soil Stabilization Alternate	1	N/A	ls	\$400,000
8B	Slab Grouting In Corridor Alternate	2500	\$10.00	sf	\$25,000
Roof Structure Repair Costs			\$239,500		
Total Repair Costs (w/ item 8)			\$769,000		
Total Repair Costs (w/ item 8A)			\$639,500		
Total Repair Costs (w/ item 8B)			\$264,500		

Notes: This table includes the costs associated with structural items only. Other items including, but not limited to, demolition and replacement of non structural materials, protection of existing elements during construction, removal of hazardous materials, and relocation of the existing mechanical and electrical component systems.





COFFIN ELEMENTARY KEY PLAN
 NOT TO SCALE

NOT FOR CONSTRUCTION
 PRELIMINARY SET 05/29/15
 THESE DWGS ARE NOT COMPLETE.
 DESIGN IS STILL IN PROGRESS.
 CONTRACTOR SHALL CARRY
 APPROPRIATE CONTINGENCY.

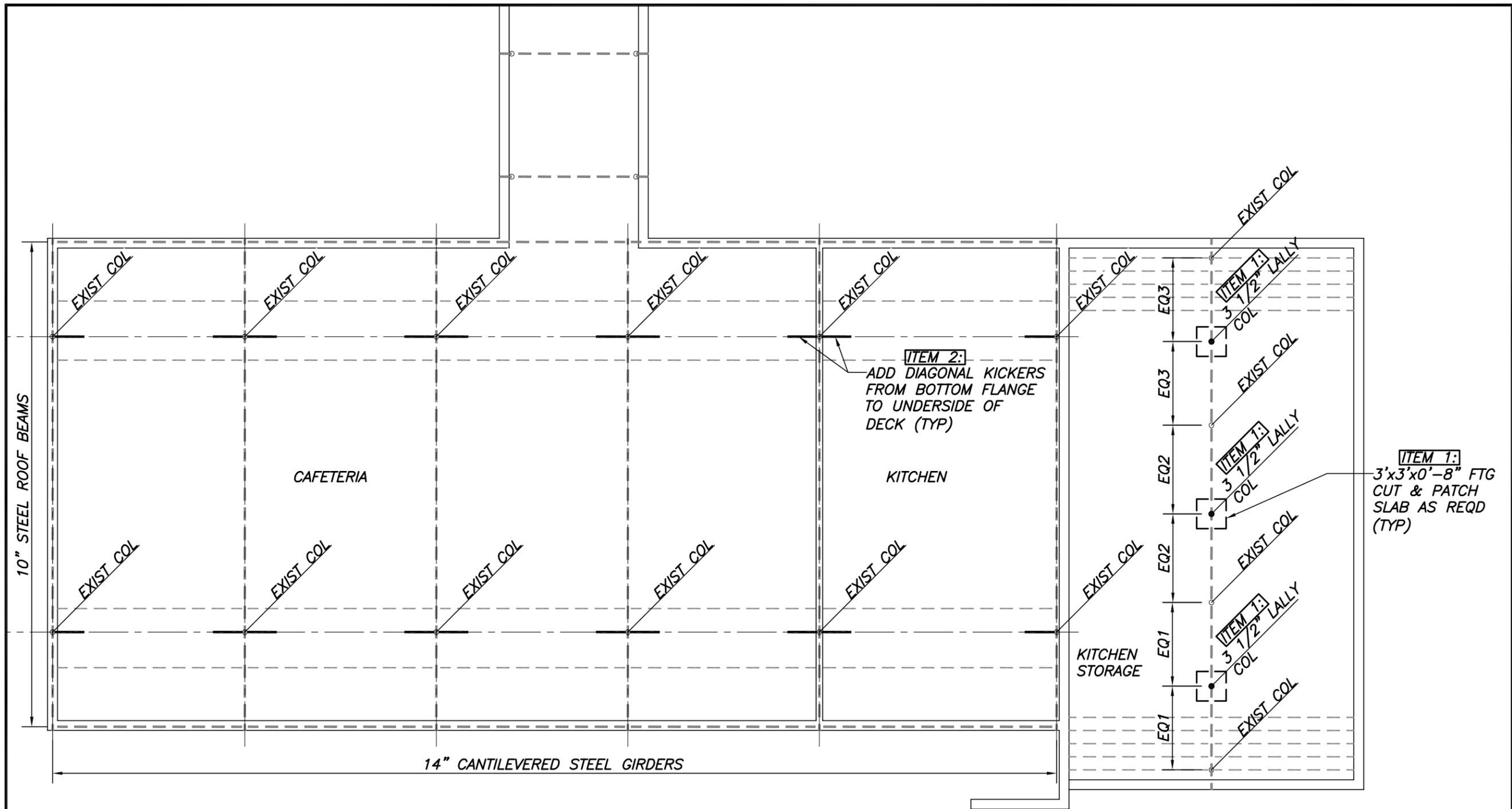


COFFIN ELEMENTARY SCHOOL
 BRUNSWICK, ME

KEY PLAN

Designed PCH	Scale NOTED
Drawn MSK	Date 05/29/15
Checked CGW	Becker Job Number 3560

SKS-1



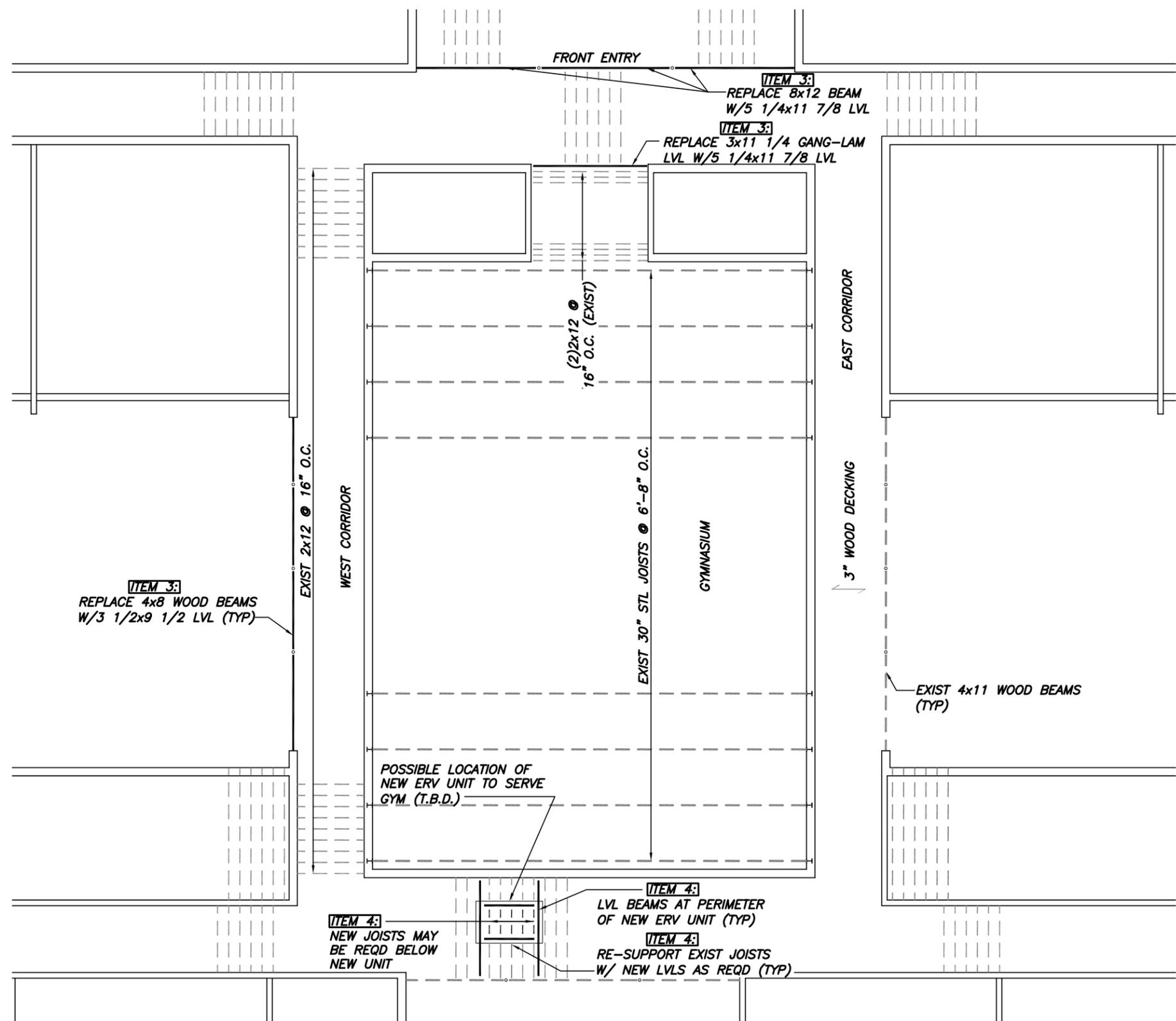
CAFETERIA & KITCHEN REINFORCEMENT PLAN

3/32"=1'-0"

NOT FOR CONSTRUCTION
 PRELIMINARY SET 05/29/15
 THESE DWGS ARE NOT COMPLETE.
 DESIGN IS STILL IN PROGRESS.
 CONTRACTOR SHALL CARRY
 APPROPRIATE CONTINGENCY.

Designed PCH	Scale NOTED
Drawn MSK	Date 05/29/15
Checked CGW	Becker Job Number 3560

SKS-2



FRONT ENTRY & CORRIDOR PLAN
N.T.S.

NOT FOR CONSTRUCTION
PRELIMINARY SET 05/29/15

THESE DWGS ARE NOT COMPLETE.
DESIGN IS STILL IN PROGRESS.
CONTRACTOR SHALL CARRY
APPROPRIATE CONTINGENCY.



BECKER
STRUCTURAL ENGINEERS
75 York Street, Portland, Maine 04101
207.879.1838 ■ beckerstructural.com

COFFIN ELEMENTARY SCHOOL
BRUNSWICK, ME

REINFORCEMENT PLANS

Designed PCH	Scale NOTED
Drawn MSK	Date 05/29/15
Checked CGW	Becker Job Number 3560

SKS-3



PROJECT
NORTH

NOT FOR CONSTRUCTION
PRELIMINARY SET 05/29/15
THESE DWGS ARE NOT COMPLETE.
DESIGN IS STILL IN PROGRESS.
CONTRACTOR SHALL CARRY
APPROPRIATE CONTINGENCY.

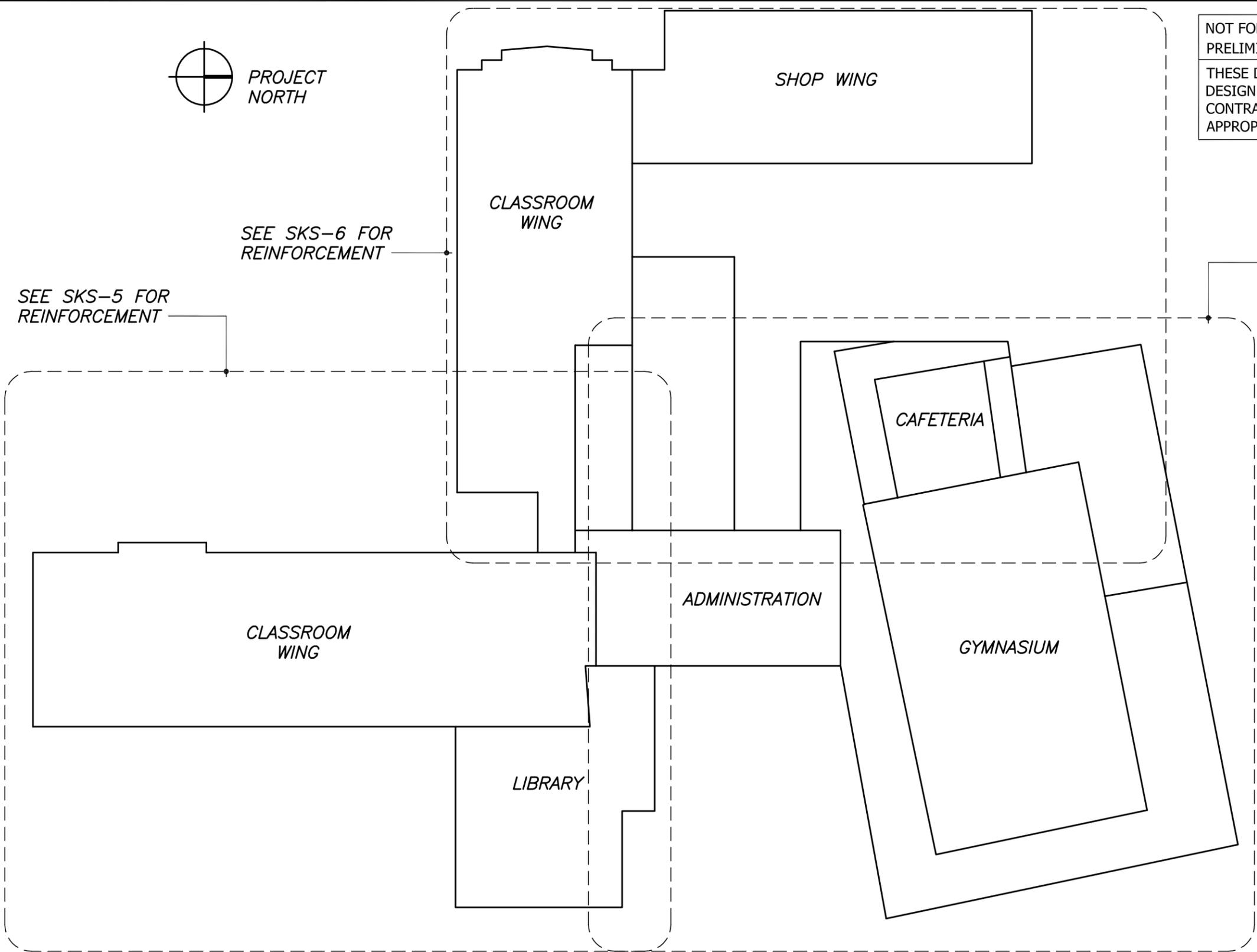


BECKER
STRUCTURAL ENGINEERS
75 York Street, Portland, Maine 04101
207.879.1838 ■ beckerstructural.com

SEE SKS-5 FOR
REINFORCEMENT

SEE SKS-6 FOR
REINFORCEMENT

SEE SKS-7 FOR
REINFORCEMENT

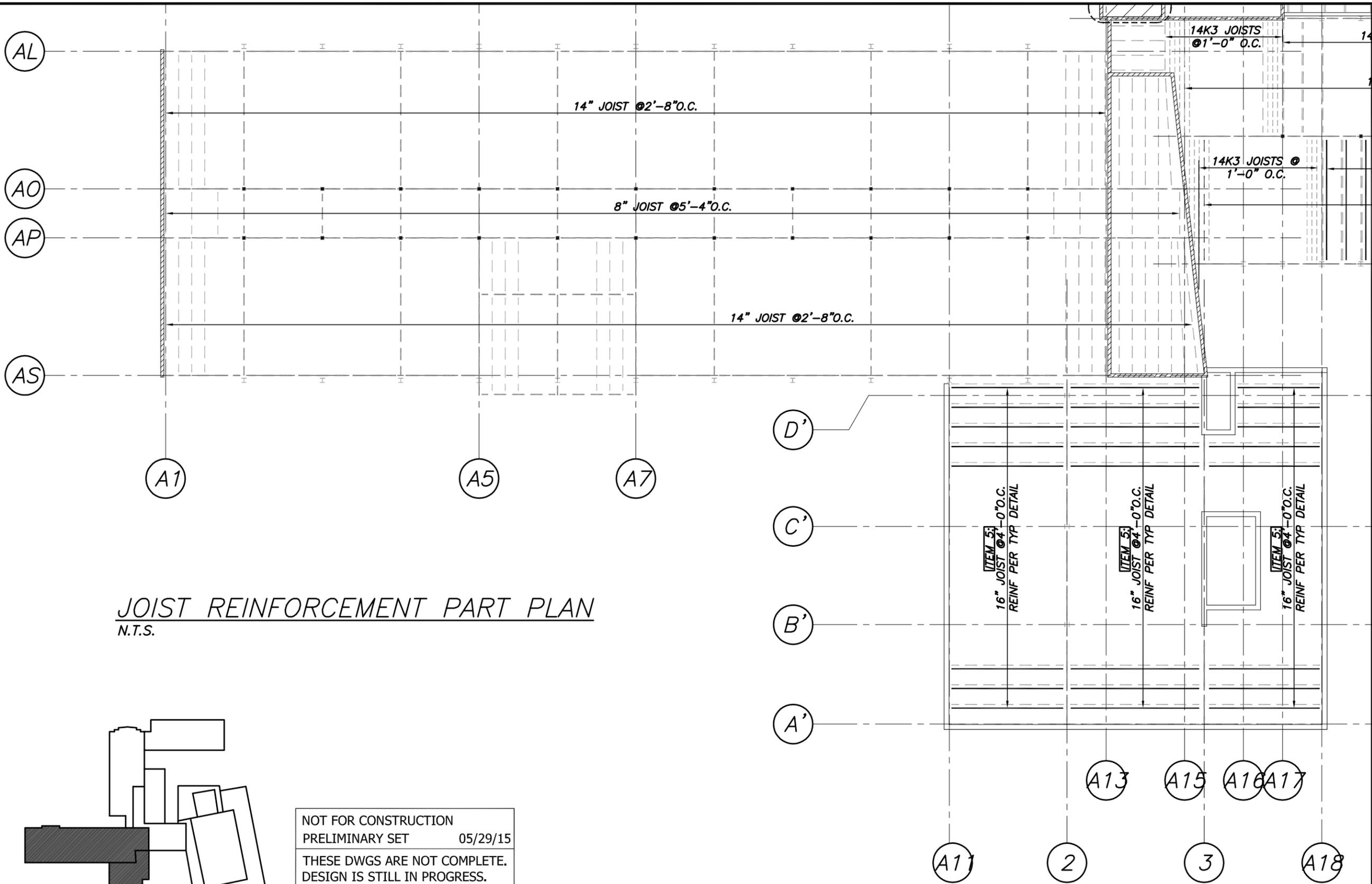


JUNIOR HIGH SCHOOL
BRUNSWICK, MAINE
ROOF SNOW LOADS

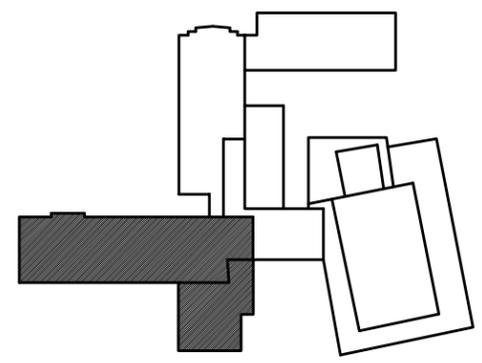
BRUNSWICK JUNIOR H.S. KEY PLAN
NOT TO SCALE

Designed PCH	Scale NOTED
Drawn MSK	Date 05/29/15
Checked CGW	Becker Job Number 3560

SKS-4



JOIST REINFORCEMENT PART PLAN
N.T.S.



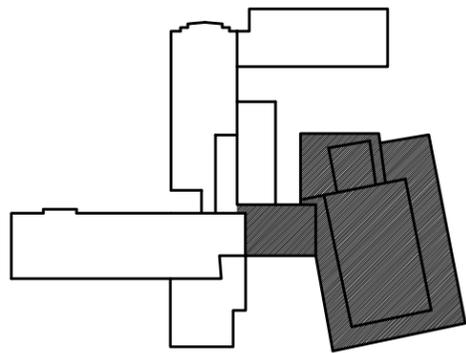
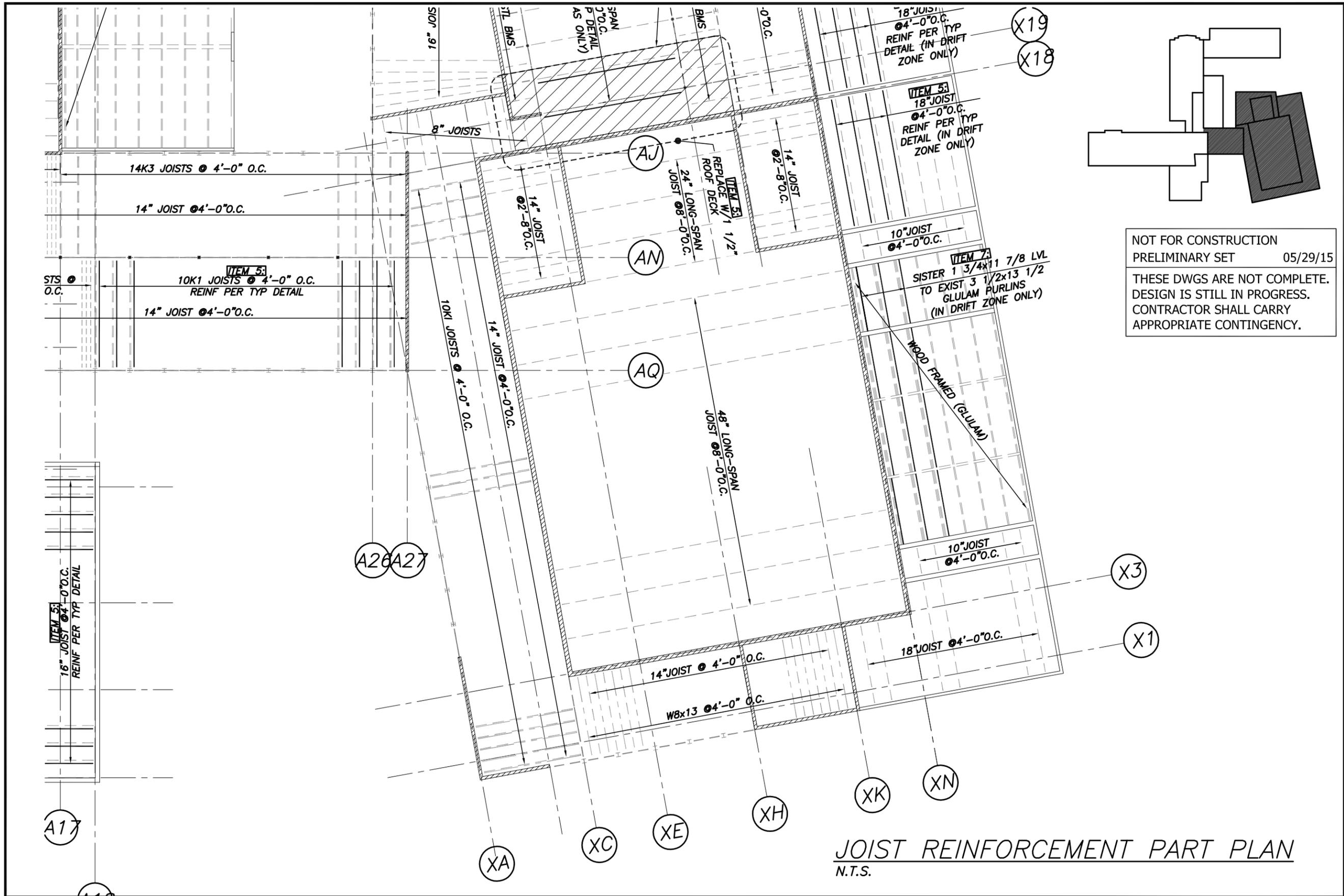
NOT FOR CONSTRUCTION
PRELIMINARY SET 05/29/15
THESE DWGS ARE NOT COMPLETE.
DESIGN IS STILL IN PROGRESS.
CONTRACTOR SHALL CARRY
APPROPRIATE CONTINGENCY.

BECKER
STRUCTURAL ENGINEERS
75 York Street, Portland, Maine 04101
207.879.1838 ■ beckerstructural.com

JUNIOR HIGH SCHOOL
BRUNSWICK, MAINE
ROOF REINFORCING PART PLAN

Designed PCH	Scale N.T.S.
Drawn MSK	Date 05/29/15
Checked CGW	Becker Job Number 3560

SKS-5



NOT FOR CONSTRUCTION
 PRELIMINARY SET 05/29/15
 THESE DWGS ARE NOT COMPLETE.
 DESIGN IS STILL IN PROGRESS.
 CONTRACTOR SHALL CARRY
 APPROPRIATE CONTINGENCY.

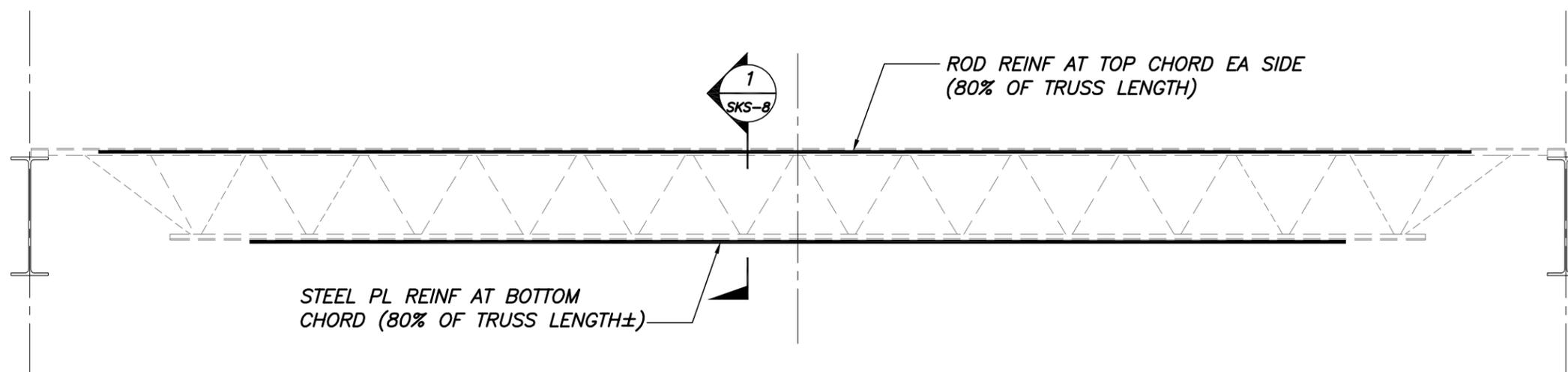
JUNIOR HIGH SCHOOL
 BRUNSWICK, MAINE
 ROOF REINFORCING PART PLAN

Designed PCH	Scale N.T.S.
Drawn MSK	Date 05/29/15
Checked CGW	Becker Job Number 3560

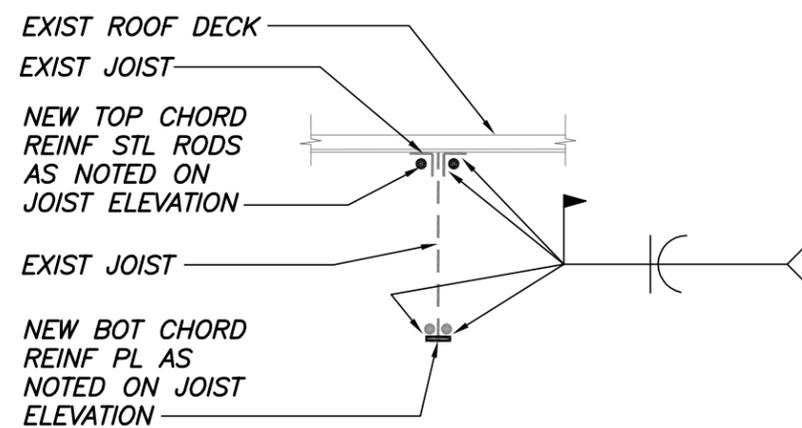
SKS-7

Designed PCH	Scale N.T.S.
Drawn MSK	Date 05/29/15
Checked CGW	Becker Job Number 3560

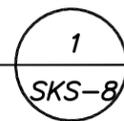
SKS-8



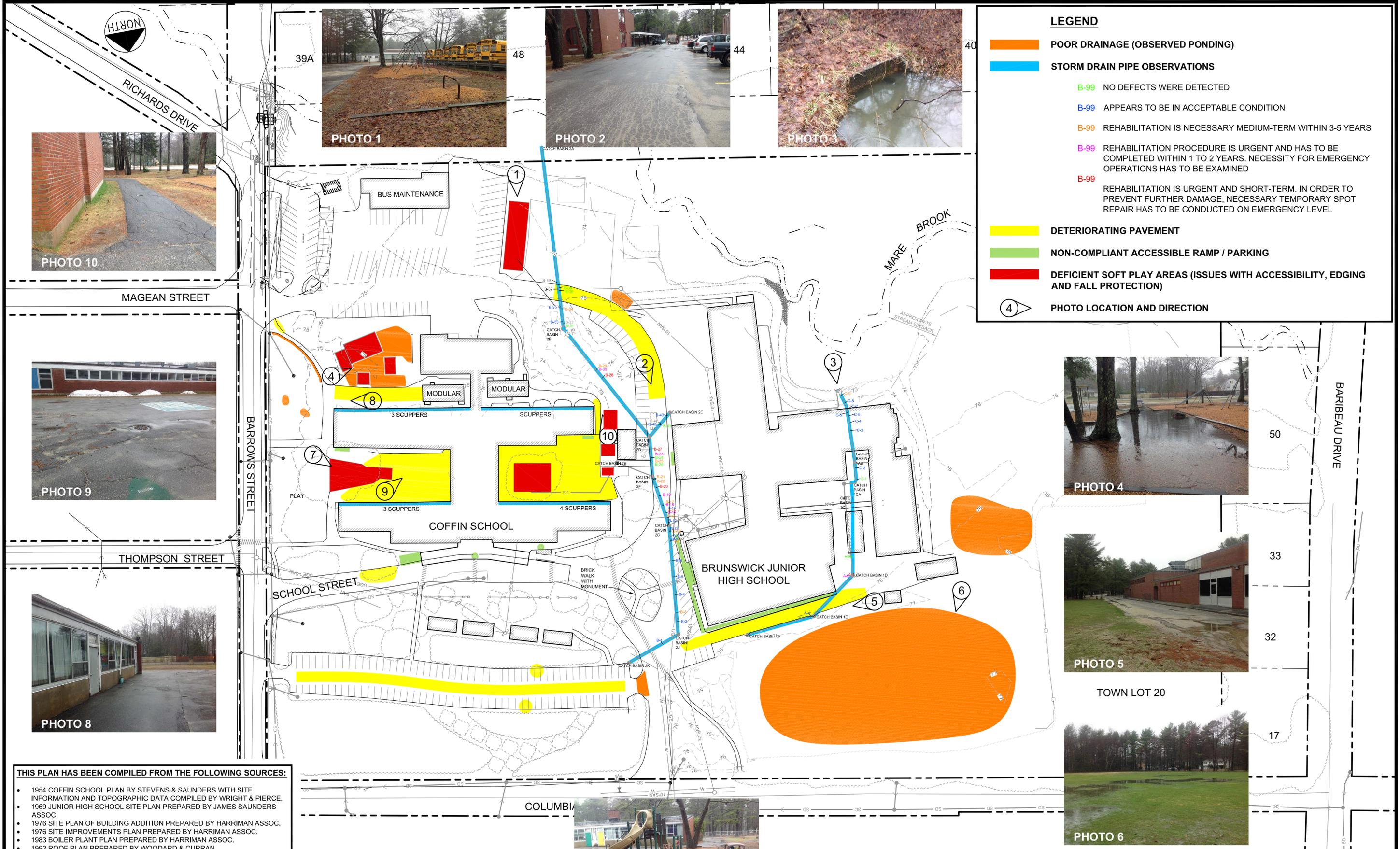
TYP EXISTING JOIST ELEVATION
N.T.S.



SECTION
3/4"=1'-0"



NOT FOR CONSTRUCTION
PRELIMINARY SET 05/29/15
THESE DWGS ARE NOT COMPLETE.
DESIGN IS STILL IN PROGRESS.
CONTRACTOR SHALL CARRY
APPROPRIATE CONTINGENCY.

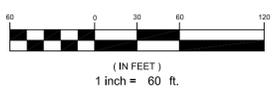


- LEGEND**
- POOR DRAINAGE (OBSERVED PONDING)
 - STORM DRAIN PIPE OBSERVATIONS
 - B-99 NO DEFECTS WERE DETECTED
 - B-99 APPEARS TO BE IN ACCEPTABLE CONDITION
 - B-99 REHABILITATION IS NECESSARY MEDIUM-TERM WITHIN 3-5 YEARS
 - B-99 REHABILITATION PROCEDURE IS URGENT AND HAS TO BE COMPLETED WITHIN 1 TO 2 YEARS. NECESSITY FOR EMERGENCY OPERATIONS HAS TO BE EXAMINED
 - B-99 REHABILITATION IS URGENT AND SHORT-TERM. IN ORDER TO PREVENT FURTHER DAMAGE, NECESSARY TEMPORARY SPOT REPAIR HAS TO BE CONDUCTED ON EMERGENCY LEVEL
 - DETERIORATING PAVEMENT
 - NON-COMPLIANT ACCESSIBLE RAMP / PARKING
 - DEFICIENT SOFT PLAY AREAS (ISSUES WITH ACCESSIBILITY, EDGING AND FALL PROTECTION)
 - 4 PHOTO LOCATION AND DIRECTION



THIS PLAN HAS BEEN COMPILED FROM THE FOLLOWING SOURCES:

- 1954 COFFIN SCHOOL PLAN BY STEVENS & SAUNDERS WITH SITE INFORMATION AND TOPOGRAPHIC DATA COMPILED BY WRIGHT & PIERCE.
- 1969 JUNIOR HIGH SCHOOL SITE PLAN PREPARED BY JAMES SAUNDERS ASSOC.
- 1976 SITE PLAN OF BUILDING ADDITION PREPARED BY HARRIMAN ASSOC.
- 1976 SITE IMPROVEMENTS PLAN PREPARED BY HARRIMAN ASSOC.
- 1983 BOILER PLANT PLAN PREPARED BY HARRIMAN ASSOC.
- 1992 ROOF PLAN PREPARED BY WOODARD & CURRAN.
- 2009 FILTERRA UNIT & ISOLATER ROW PLAN ON BARROWS STREET PREPARED FOR FOR PDT ARCHITECTS, PREPARED BY DELUCA-HOFFMAN ASSOC. INC. AND OWEN HASKELL SURVEYORS.
- 2009 CRIMMONS FIELD IMPROVEMENTS NORTH OF COLUMBIA STREET PREPARED FOR FOR PDT ARCHITECTS BY DELUCA-HOFFMAN ASSOC. INC. AND OWEN HASKELL SURVEYORS.
- APRIL 21, 2015 FST FIELD OBSERVATIONS.



PRELIMINARY NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	P.E.	LIC. #
1	06.05.15	SUBMITTED TO PDT		

PROJECT
COFFIN ELEMENTARY AND BRUNSWICK JR. HIGH SCHOOL

SHEET TITLE
EXISTING CONDITIONS WITH OBSERVATIONS OF DEFICIENT SITE ISSUES

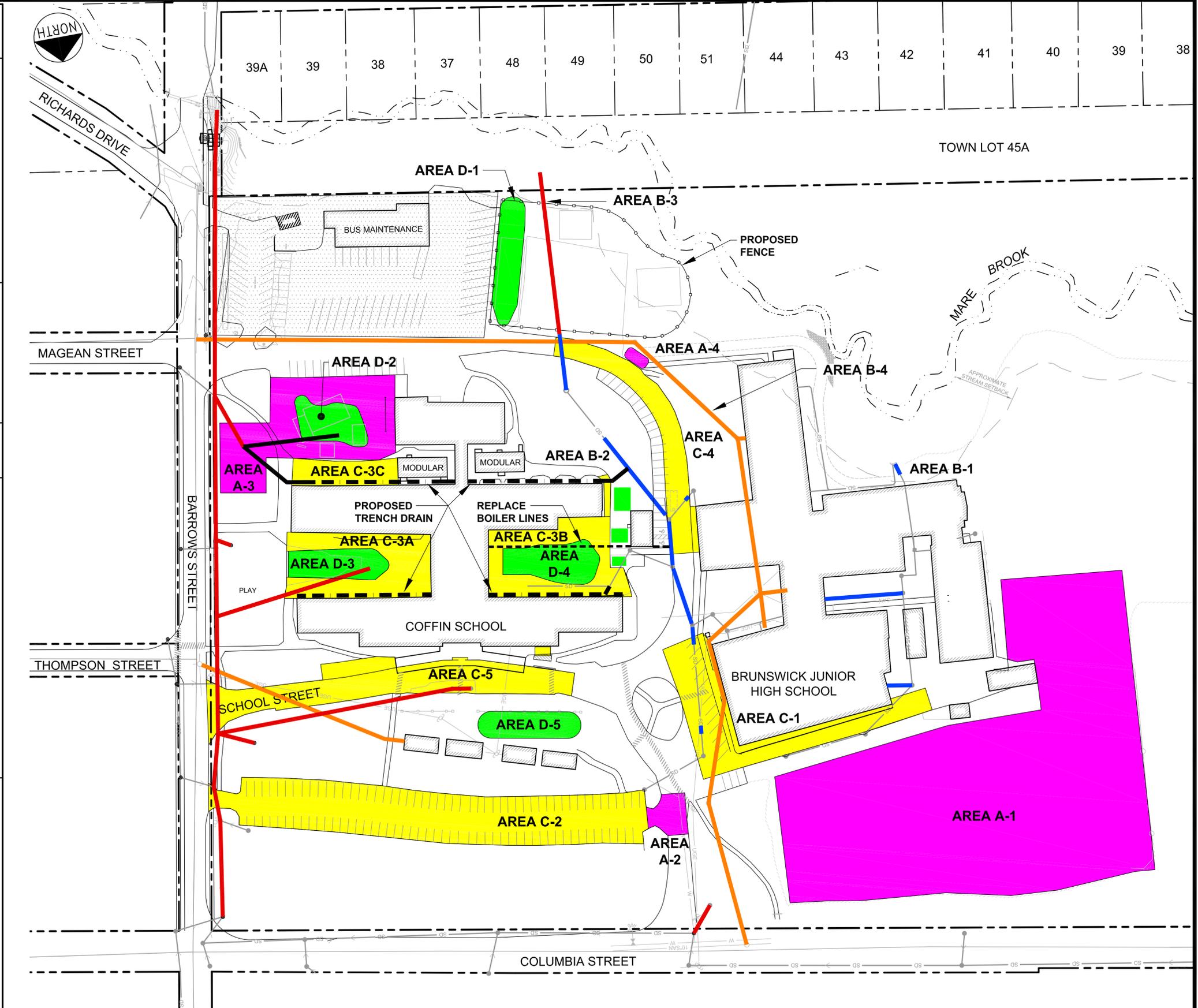
CLIENT
PDT ARCHITECTS

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: DED DATE: MAY 2015
DESIGNED: BEK SCALE: 1" = 60'
CHECKED: BEK JOB NO. SB-M131
FILE NAME: SB-M131 COFFIN - JRHS
SHEET
1

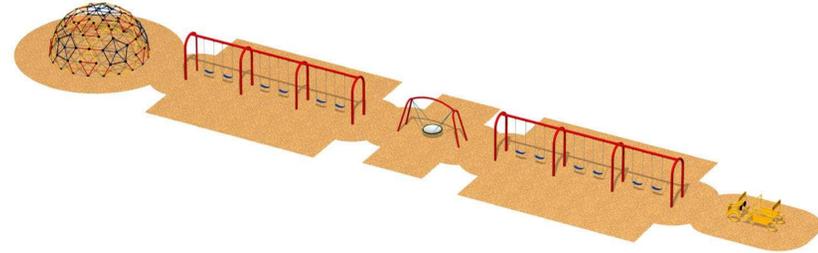
IMPROVEMENT ID	DESCRIPTION	APPROXIMATE AREA OR LENGTH	ENGINEERS OPINION OF APPROX. CONSTRUCTION COST
AREA A-1	TURF FIELD IMPROVEMENTS ROTOTILL EXISTING TURF ADD LOAM REGRADE TURF AREAS WITH 1% CROSS SLOPE ESTABLISH NEW TURF	111,500 S.F. (2.56 AC)	\$96,800
AREA A-2	PAVEMENT PONDING INSTALL TYPE D CATCH BASIN PAVEMENT REPAIR	500 S.F. (0.01 AC)	\$11,200
AREA A-3	PLAY AREA DRAINAGE IMPROVEMENTS SELECT TREE CUTTING RAISE GRADE WITH LOAM AND SEED INSTALL NEW STORM DRAIN LINE TREE WELLS AT SELECT LOCATIONS	20,400 S.F. (0.47 AC)	\$13,500
AREA A-4	PONDING	350 S.F. (0.008 AC)	\$2,000
AREA B-1	STORM DRAINAGE REPAIR CLEAN / REPLACE OUTFALL PIPE AND HEADER WALL	15 L.F.	\$4,200
AREA B-2	STORM DRAINAGE REPAIR REMOVE AND DISPOSE ASBESTOS PIPE INSTALL NEW HDPE PIPE SELECT TREE CUTTING	494 L.F.	\$32,000
AREA B-3	STORM DRAIN INVESTIGATION CLEAN AND TELEVISION STORM DRAINAGE LINE REPAIR AND REPLACE EXISTING DETERIORATING PIPE	2,182 L.F.	\$36,400
AREA B-4	SANITARY SEWER INVESTIGATION TELEVISION SANITARY SEWER LINE REPAIR / REPLACE EXISTING DETERIORATING PIPE	1,675 L.F.	\$24,000
AREA C-1	PAVEMENT REPAIR RECLAIM EXISTING PAVEMENT RAISE GRADE AT DOORWAYS NEW PAVEMENT - DRIVEWAY AND SIDEWALKS NEW PEDESTRIAN BARRIER	15,315 S.F. (0.35AC)	\$78,400
AREA C-2	PAVEMENT REPAIR CRACK SEAL 2" PAVEMENT OVERLAY PAVEMENT FABRIC REPAIR ISOLATED SINK HOLES	31,088 S.F. (0.71 AC)	\$52,000
AREA C-3	PAVEMENT REPAIR ACCESSIBILITY UPGRADES SHIM FINE GRADE AND REPAVE AROUND PLAYGROUND EQUIPMENT INSTALL TRENCH DRAIN ALONG BUILDING EDGE	29,582 S.F. (0.68AC)	\$123,500
AREA C-4	PAVEMENT REPAIR RECLAIM EXISTING PAVEMENT FINE GRADE AND REPLACE PAVEMENT REMOVE EXCESS GRAVEL	9,187 S.F. (0.21 AC)	\$33,500
AREA C-5	PAVEMENT REPAIR ACCESSIBILITY UPGRADES FULL DEPTH BOX CUT PAVEMENT REPAIR SELECT RECLAIM FINE GRADE AND REPLACE PAVEMENT	9,900 S.F. (0.23 AC)	\$62,500
AREA D-1	PLAYGROUND IMPROVEMENTS NEW SWINGS AND CLIMBING EQUIPMENT * NEW FENCE ENCLOSURE AROUND SOFT AND HARD PLAY AREAS NEW SOFT PLAY SURFACE	4,600 S.F. (0.11 AC)	\$57,400
AREA D-2	PLAYGROUND IMPROVEMENTS NEW PLAYGROUND EQUIPMENT * TREE CUTTING NEW SOFT PLAY SURFACE	3,900 S.F. (0.09 AC)	\$43,900
AREA D-3	PLAYGROUND IMPROVEMENTS FILL SAND BOXES TREE CUTTING NEW PLAYGROUND EQUIPMENT * BENCH PADS	4,100 S.F. (0.09 AC)	\$62,000
AREA D-4	PLAYGROUND IMPROVEMENTS FILL SAND BOXES TREE CUTTING NEW PLAYGROUND EQUIPMENT * BENCH PADS	4,800 S.F. (0.11 AC)	\$39,600
AREA D-5	PLAYGROUND IMPROVEMENTS NEW PLAYGROUND EQUIPMENT * TREE CUTTING NEW SOFT PLAY SURFACE	3,900 S.F. (0.09AC)	\$38,600
AREA E-5	NEW LIGHTING	22 EA	\$138,400

* SEE SHEET 3 FOR PLAYGROUND EQUIPMENT SCHEMATIC



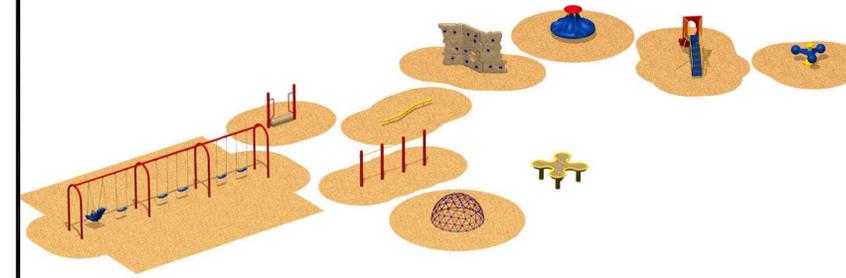
PROJECT COFFIN ELEMENTARY AND BRUNSWICK JR. HIGH SCHOOL		FST FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106	
SHEET TITLE SITE IMPROVEMENTS SCHEMATIC		DRAWN: DED DATE: MAY 2015	
CLIENT PDT ARCHITECTS		DESIGNED: BEK SCALE: 1" = 60'	
REV 06.05.15 SUBMITTED TO PDT		CHECKED: BEK JOB NO. SB-M131	
DATE DESCRIPTION REVISIONS P.E. LIC. #		FILE NAME: SB-M131 COFFIN - JRHS	
		SHEET 2	

**Coffin School Swing Row
New Design #1
Brunswick, Maine**



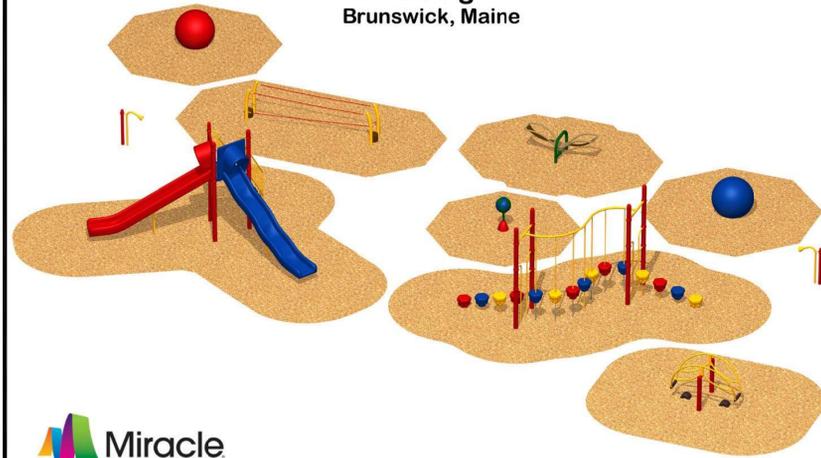
AREA D-1

**Coffin School Junior High Area
Brunswick, Maine**



AREA D-4

**Coffin School Oak Tree Area
New Design #1
Brunswick, Maine**



AREA D-2

**Coffin School Portables
Brunswick, Maine**



AREA D-5

**Coffin School Gym Area
New Design #1
Brunswick, Maine**



AREA D-3

REFERENCE:

PLAYGROUND DESIGNS PREPARED BY MAINE RECREATION AND DESIGN, BRUNSWICK, MAINE DATED 4.14.15

PRELIMINARY NOT FOR CONSTRUCTION

		PROJECT COFFIN ELEMENTARY AND BRUNSWICK JR. HIGH SCHOOL		 FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106	
		SHEET TITLE PLAYGROUND IMPROVEMENTS SCHEMATIC		DRAWN: DED DATE: MAY 2015 DESIGNED: BEK SCALE: N.T.S. CHECKED: BEK JOB NO. SB-M131 FILE NAME: SB-M131 COFFIN - JRHS	
		CLIENT PDT ARCHITECTS		SHEET 3	
1	06.05.15	SUBMITTED TO PDT			
REV	DATE	DESCRIPTION	P.E.		
		REVISIONS	LIC. #		

MAGEAN STREET

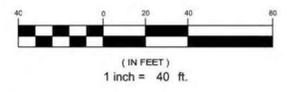


BARROWS STREET

THOMPSON STREET

SCHOOL STREET

COLUMBIA STREET



COFFIN SCHOOL

20 SPACES

PARENT DROP OFF (5 SPACES)

PARENT DROP OFF (6 SPACES)

RAISED CROSSWALK

BUS DROP OFF (3 SPACES)

BRUNSWICK JUNIOR HIGH SCHOOL

RAISED ISLAND WITH PEDESTRIAN BARRIER

COFFIN SCHOOL BUS LOOP (6 SPACES)

MODULAR CLASSROOMS (68' x 207')

22 SPACES

OPTIONAL PARKING AREA (18 SPACES)

64 SPACES

WALKWAY

7 SPACES

RELOCATE EXISTING UTILITY POLE

PARKING TURNAROUND

PLAYGROUND

PRELIMINARY NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	P.E.	LIC.#
2	06.08.15	ADDED PARKING SPACES PER OWNER COMMENT		
1	05.05.15	SUBMITTED TO PDT		

PROJECT
**COFFIN ELEMENTARY AND
 BRUNSWICK JR. HIGH SCHOOL**

SHEET TITLE
**MODULAR CLASSROOM ADDITION
 CONCEPT 1A**

CLIENT
PDT ARCHITECTS

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
 ENGINEERS · PLANNERS · SCIENTISTS
 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: DED	DATE: MAY 2015
DESIGNED: BEK	SCALE: 1" = 40'
CHECKED: BEK	JOB NO. SB-M131
FILE NAME: SB-M131 CONCEPT	
SHEET	1A

R:\SB-M131 Coffin Elementary & Jr. High School - Brunswick, ME\Cadd\Concept Setd\wg\SB-M131 CONCEPT.dwg davis_d 6/8/2015 2:03 PM

ITEM 84

BACK UP MATERIALS

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TOWN OF BRUNSWICK, MAINE
Bike & Pedestrian Advisory Committee

28 FEDERAL STREET
BRUNSWICK, ME 04011

William Wilkoff, Co-Chair
Richard Cromwell, Co-Chair

PHONE: 207-725-6660
FAX: 207-725-6663

To: Brunswick Town Council
Re: Safe Routes to School Crossings MDOT Grant Application

Date: 7-14-2015

In 2012 a committee was convened to evaluate, discuss and recommend measures to encourage more children to walk or bicycle to school and to make these alternatives safer and more appealing to families. The committee consisted of representatives from the Brunswick Bicycle and Pedestrian Advisory Committee, the Brunswick School Department, the Brunswick Police Department, Access Health, the Merrymeeting Wheelers Bicycle Club (MWBC) as well as the Town Planner and residents of the Town.

A result of that committee's meetings was the decision to apply for an MDOT matching grant to enhance four existing intersections with electronic flashing devices. This grant was submitted and approved and Brunswick's share in the funding has been budgeted. The State's contribution has been delayed due to funding shortfalls but the plan now appears to be on the schedule for completion in the next cycle.

The Safe Routes to School Committee made some initial recommendations for the four crossings that would most benefit from the flasher augmentation. On site observations by volunteers from the MWBC further refined the selection process that was then mapped with GIS by the Brunswick Town Planner.

The four crossings listed below have been reviewed and approved by Captain Waltz of the Brunswick Police Department and John Foster, the Town Engineer. After reviewing the process at each step along the way the Brunswick Bicycle and Pedestrian Advisory Committee has unanimously approved these sites.

We feel that adding flashers to these existing crossings will significantly improved their safety and encourage more families to allow their children to choose the healthy option of walking and bicycling to school.

Respectfully,

Will Wilkoff
Rich Cromwell Co-Chairs of BBPAC

Recommended Crossings:

Federal Street at Jordan Avenue
Maine Street at Richards Drive
Pleasant Street at Cushing Street
Harpwell Road at Longfellow Avenue

ITEM 85

BACK UP MATERIALS



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY
MAINE COASTAL PROGRAM
93 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0093



WALTER E. WHITCOMB
COMMISSIONER

2016 Shore and Harbor Planning Grant Award Letter

July 7, 2015

Daniel Devereaux
Harbormaster
Town of Brunswick
85 Pleasant St.
Brunswick, ME 04011

Dear Dan,

I am pleased to inform you that the Shore and Harbor Planning Grant review committee has recommended a grant award of \$15,900.00 for the Brunswick Public Mooring Field Opportunities project. This recommendation is based on project scoring and the committee's evaluation of the impacts of the project.

We received applications for 9 projects totaling \$163,206.00 in requests. The review committee did its best to fund the projects that would have direct impacts on harbor planning and management and adjacent shore land development to improve public access and use. I would be happy to discuss the committee's evaluation of your project.

The grant will be awarded through a State contract procedure. Attached, please find a draft award contract for review. Once we have the terms in place, the Town will sign the contract and send two copies with original signature back to this office for processing. The grant award will be made by check directly to the town following an invoice to the State for services performed, as detailed in the contract.

Congratulations on your successful grant proposal. I look forward to working with you to get your project underway and seeing the results!

Sincerely,

Melissa Anson

Melissa Anson
Shore and Harbor Grant Program Manager
Maine Coastal Program
93 State House Station
Augusta, ME 04333-0093
207-287-8084 (o)/ 207-592-5689 (c)
Melissa.Anson@maine.gov

AdvantageME CT No:
STATE OF MAINE
DEPARTMENT OF Agriculture, Conservation and Forestry
Agreement to Purchase Services

THIS AGREEMENT, made this 1st day of July, 2015, is by and between the State of Maine, Maine Department of Agriculture, Conservation and Forestry, Maine Coastal Program, hereinafter called "Department," and Town of Brunswick, located at 85 Union St. Brunswick, ME 04011, telephone number 207-725-5521, hereinafter called "Provider", for the period of 7/1/2015 to 12/31/2016.

The AdvantageME Vendor/Customer number of the Provider is VC 0000198407

WITNESSETH, that for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the Department, the Provider hereby agrees with the Department to furnish all qualified personnel, facilities, materials and services and in consultation with the Department, to perform the services, study or projects described in Rider A, and under the terms of this Agreement. The following riders are hereby incorporated into this Agreement and made part of it by reference:

- Rider A - Specifications of Work to be Performed
- Rider B - Payment and Other Provisions
- Rider G - Identification of Country in Which Contracted Work will be Performed

WITNESSETH, that this contract is consistent with Executive Order 17 FY 08/09 or a superseding Executive Order, and complies with its requirements.

IN WITNESS WHEREOF, the Department and the Provider, by their representatives duly authorized, have executed this agreement in 3 original copies.

DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY

By:

Walter E. Whitcomb, Commissioner

and

By:

Name and Title, Provider Representative

Total Agreement Amount: \$15,900

Approved: _____
Chair, State Purchases Review Committee

RIDER A
SPECIFICATIONS OF WORK TO BE PERFORMED

In consideration of this Shore and Harbor Planning Grant the provider will conduct the **Brunswick Public Mooring Field Opportunities** project as outlined and specified in the grant application (which is included by reference), with any modifications as listed here, if any: N/A.

The Provider will work with a consultant team to coordinate the project and schedule workshops and public meetings aimed at allowing public participation.

The Provider will conduct meetings with local, state, and federal project stakeholders.

The Provider will collect background data and base mapping to inform options available for a mooring area and will perform fieldwork to confirm and gather more data.

The Provider will develop designs for a mooring plan and tackle.

The Provider will identify and complete permitting requirements.

The Provider will implement strategies to support the mooring plan.

The provider will provide a final project report to the Maine Coastal Program with a financial summary showing the use of grant funds and matching contributions, and a copy of any published plans and reports produced as a result of the project.

The provider will be sure to include Maine Coastal Program's logo and acknowledgment of Maine Coastal Program funding in all reports, publication, news releases, and other publicity as a condition of this grant.

The provider will be willing to provide project materials and experiences for incorporation in a case study prepared by the Maine Coastal Program for publication and posting on its web page.

It is understood that the Provider may sub-contract for professional and consultant services as described in the project proposal and that the Town will follow its usual procedures for competitively selecting and engaging such contractors.

If a task actually costs less than what was estimated in the budget, the remaining funds must be redirected to another task of the project, subject to approval from MCP. Otherwise, the leftover funding will be forfeited.

Funding through the Shore and Harbor Planning Grant Program may not be used for fees associated with the permitting process. Those fees must be paid using other sources of funding, which could include the municipality's non-federal match.

RIDER B

METHOD OF PAYMENT AND OTHER PROVISIONS

1. **AGREEMENT AMOUNT** \$15,900
2. **INVOICES AND PAYMENTS** The Department will pay the Provider as follows:
 1. July 2015 – November 2015 – Provider will invoice the Department for \$5,300 upon the completion of the public participation and stakeholder meeting phase of the project, and accompanying progress report.
 2. November 2015 – May 2016 – Provider will invoice the Department for \$5,300 upon the completion of the Concept Design phase of the project, as detailed in the proposal, along with accompanying progress report.
 3. June 2016 – November 2016 – Provider will invoice the Department for \$5,300 upon the completion of the Permitting and Mooring Plan Design and Report phases of the project, including a plan for the final option that was selected. Provider will submit all materials to the Department.

Payments are subject to the Provider's compliance with all items set forth in this Agreement and subject to the availability of funds. The Department will process approved payments within 30 days.

3. **BENEFITS AND DEDUCTIONS** If the Provider is an individual, the Provider understands and agrees that he/she is an independent contractor for whom no Federal or State Income Tax will be deducted by the Department, and for whom no retirement benefits, survivor benefit insurance, group life insurance, vacation and sick leave, and similar benefits available to State employees will accrue. The Provider further understands that annual information returns, as required by the Internal Revenue Code or State of Maine Income Tax Law, will be filed by the State Controller with the Internal Revenue Service and the State of Maine Bureau of Revenue Services, copies of which will be furnished to the Provider for his/her Income Tax records.

4. **INDEPENDENT CAPACITY** In the performance of this Agreement, the parties hereto agree that the Provider, and any agents and employees of the Provider shall act in the capacity of an independent contractor and not as officers or employees or agents of the State.

5. **DEPARTMENT'S REPRESENTATIVE** The Agreement Administrator shall be the Department's representative during the period of this Agreement. He/she has authority to curtail services if necessary to ensure proper execution. He/she shall certify to the Department when payments under the Agreement are due and the amounts to be paid. He/she shall make decisions on all claims of the Provider, subject to the approval of the Commissioner of the Department.

6. **AGREEMENT ADMINISTRATOR** All progress reports, correspondence and related submissions from the Provider shall be submitted to:

Name: Melissa Anson
Title: Shore & Harbor Grant Program Manager
Address: 93 SHS, Augusta, ME 04333

who is designated as the Agreement Administrator on behalf of the Department for this Agreement, except where specified otherwise in this Agreement.

7. **CHANGES IN THE WORK** The Department may order changes in the work, the Agreement Amount being adjusted accordingly. Any monetary adjustment or any substantive change in the work shall be in the form of an amendment, signed by both parties and approved by the State Purchases Review Committee. Said amendment must be effective prior to execution of the work.

8. **SUB-AGREEMENTS** Unless provided for in this Agreement, no arrangement shall be made by the Provider with any other party for furnishing any of the services herein contracted for without the consent and approval of the Agreement Administrator. Any sub-agreement hereunder entered into subsequent to the execution of this Agreement must be annotated "approved" by the Agreement Administrator before it is reimbursable hereunder. This provision will not be taken as requiring the approval of contracts of employment between the Provider and its employees assigned for services thereunder.

9. **SUBLETTING, ASSIGNMENT OR TRANSFER** The Provider shall not sublet, sell, transfer, assign or otherwise dispose of this Agreement or any portion thereof, or of its right, title or interest therein, without written request to and written consent of the Agreement Administrator. No subcontracts or transfer of agreement shall in any case release the Provider of its liability under this Agreement.

10. **EQUAL EMPLOYMENT OPPORTUNITY** During the performance of this Agreement, the Provider agrees as follows:

a. The Provider shall not discriminate against any employee or applicant for employment relating to this Agreement because of race, color, religious creed, sex, national origin, ancestry, age, physical or mental disability, or sexual orientation, unless related to a bona fide occupational qualification. The Provider shall take affirmative action to ensure that applicants are employed and employees are treated during employment, without regard to their race, color, religion, sex, age, national origin, physical or mental disability, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; and selection for training including apprenticeship. The Provider agrees to post in conspicuous places available to employees and applicants for employment notices setting forth the provisions of this nondiscrimination clause.

b. The Provider shall, in all solicitations or advertising for employees placed by or on behalf of the Provider relating to this Agreement, state that all qualified applicants shall receive consideration for employment without regard to race, color, religious creed, sex, national origin, ancestry, age, physical or mental disability, or sexual orientation.

c. The Provider shall send to each labor union or representative of the workers with which it has a collective bargaining agreement, or other agreement or understanding, whereby it is furnished with labor for the performance of this Agreement a notice to be provided by the contracting agency, advising the said labor union or workers' representative of the Provider's commitment under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

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- d. The Provider shall inform the contracting Department's Equal Employment Opportunity Coordinator of any discrimination complaints brought to an external regulatory body (Maine Human Rights Commission, EEOC, Office of Civil Rights) against their agency by any individual as well as any lawsuit regarding alleged discriminatory practice.
- e. The Provider shall comply with all aspects of the Americans with Disabilities Act (ADA) in employment and in the provision of service to include accessibility and reasonable accommodations for employees and clients.
- f. Contractors and subcontractors with contracts in excess of \$50,000 shall also pursue in good faith affirmative action programs.
- g. The Provider shall cause the foregoing provisions to be inserted in any subcontract for any work covered by this Agreement so that such provisions shall be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

11. **EMPLOYMENT AND PERSONNEL** The Provider shall not engage any person in the employ of any State Department or Agency in a position that would constitute a violation of 5 MRSA § 18 or 17 MRSA § 3104. The Contractor shall not engage on a full-time, part-time or other basis during the period of this Agreement, any other personnel who are or have been at any time during the period of this Agreement in the employ of any State Department or Agency, except regularly retired employees, without the written consent of the State Purchases Review Committee. Further, the Provider shall not engage on this project on a full-time, part-time or other basis during the period of this Agreement any retired employee of the Department who has not been retired for at least one year, without the written consent of the State Purchases Review Committee. The Provider shall cause the foregoing provisions to be inserted in any subcontract for any work covered by this Agreement so that such provisions shall be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

12. **STATE EMPLOYEES NOT TO BENEFIT** No individual employed by the State at the time this Agreement is executed or any time thereafter shall be admitted to any share or part of this Agreement or to any benefit that might arise therefrom directly or indirectly that would constitute a violation of 5 MRSA § 18 or 17 MRSA § 3104. No other individual employed by the State at the time this Agreement is executed or any time thereafter shall be admitted to any share or part of this Agreement or to any benefit that might arise therefrom directly or indirectly due to his employment by or financial interest in the Provider or any affiliate of the Provider, without the written consent of the State Purchases Review Committee. The Provider shall cause the foregoing provisions to be inserted in any subcontract for any work covered by this Agreement so that such provisions shall be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

13. **WARRANTY** The Provider warrants that it has not employed or contracted with any company or person, other than for assistance with the normal study and preparation of a proposal, to solicit or secure this Agreement and that it has not paid, or agreed to pay, any company or person, other than a bona fide employee working solely for the Provider, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon, or resulting from the award for making this Agreement. For breach or violation of this warranty, the Department shall have the right to annul this Agreement without liability or, in its discretion to otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

14. **ACCESS TO RECORDS** As a condition of accepting a contract for services under this section, a contractor must agree to treat all records, other than proprietary information, relating to personal services work performed under the contract as public records under the freedom of access laws to the same extent as if the work were performed directly by the department or agency. For the purposes of this subsection, "proprietary information" means information that is a trade secret or commercial or financial information, the disclosure of which would impair the competitive position of the contractor and would make available information not otherwise publicly available. Information relating to wages and benefits of the employees performing the personal services work under the contract and information concerning employee and contract oversight and accountability procedures and systems are not proprietary information. The Provider shall maintain all books, documents, payrolls, papers, accounting records and other evidence pertaining to this Agreement and make such materials available at its offices at all reasonable times during the period of this Agreement and for such subsequent period as specified under Maine Uniform Accounting and Auditing Practices for Community Agencies (MAAP) rules. The Provider shall allow inspection of pertinent documents by the Department or any authorized representative of the State of Maine or Federal Government, and shall furnish copies thereof, if requested. This subsection applies to contracts, contract extensions and contract amendments executed on or after October 1, 2009.

15. **TERMINATION** The performance of work under the Agreement may be terminated by the Department in whole, or in part, whenever for any reason the Agreement Administrator shall determine that such termination is in the best interest of the Department. Any such termination shall be effected by delivery to the Provider of a Notice of Termination specifying the extent to which performance of the work under the Agreement is terminated and the date on which such termination becomes effective. The Agreement shall be equitably adjusted to compensate for such termination, and modified accordingly.

16. **GOVERNMENTAL REQUIREMENTS** The Provider warrants and represents that it will comply with all governmental ordinances, laws and regulations.

17. **GOVERNING LAW** This Agreement shall be governed in all respects by the laws, statutes, and regulations of the United States of America and of the State of Maine. Any legal proceeding against the State regarding this Agreement shall be brought in State of Maine administrative or judicial forums. The Provider consents to personal jurisdiction in the State of Maine.

18. **STATE HELD HARMLESS** The Provider agrees to indemnify, defend and save harmless the State, its officers, agents and employees from any and all claims, costs, expenses, injuries, liabilities, losses and damages of every kind and description (hereinafter in this paragraph referred to as "claims") resulting from or arising out of the performance of this Agreement by the Provider, its employees, agents, or subcontractors. Claims to which this indemnification applies include, but without limitation, the following: (i) claims suffered or incurred by any contractor, subcontractor, materialman, laborer and any other person, firm, corporation or other legal entity (hereinafter in this paragraph referred to as "person") providing work, services, materials, equipment or supplies in connection with the performance of this Agreement; (ii) claims arising out of a violation or infringement of any proprietary right, copyright, trademark, right of privacy or other right arising out of publication, translation, development, reproduction, delivery, use, or disposition of any data, information or other matter furnished or used in connection with this Agreement; (iii) Claims arising out of a libelous or other unlawful matter used or developed in connection with this Agreement; (iv) claims suffered or incurred by any person who may be otherwise injured or damaged in the performance of this Agreement; and (v) all legal costs and other expenses of defense against any asserted claims to which this indemnification applies. This indemnification does not extend to a claim that results solely and directly from (i) the Department's negligence

or unlawful act, or (ii) action by the Provider taken in reasonable reliance upon an instruction or direction given by an authorized person acting on behalf of the Department in accordance with this Agreement.

19. **NOTICE OF CLAIMS** The Provider shall give the Contract Administrator immediate notice in writing of any legal action or suit filed related in any way to the Agreement or which may affect the performance of duties under the Agreement, and prompt notice of any claim made against the Provider by any subcontractor which may result in litigation related in any way to the Agreement or which may affect the performance of duties under the Agreement.

20. **APPROVAL** This Agreement must have the approval of the State Controller and the State Purchases Review Committee before it can be considered a valid, enforceable document.

21. **LIABILITY INSURANCE** The Provider shall keep in force a liability policy issued by a company fully licensed or designated as an eligible surplus line insurer to do business in this State by the Maine Department of Professional & Financial Regulation, Bureau of Insurance, which policy includes the activity to be covered by this Agreement with adequate liability coverage to protect itself and the Department from suits. Providers insured through a "risk retention group" insurer prior to July 1, 1991 may continue under that arrangement. Prior to or upon execution of this Agreement, the Provider shall furnish the Department with written or photocopied verification of the existence of such liability insurance policy.

22. **NON-APPROPRIATION** Notwithstanding any other provision of this Agreement, if the State does not receive sufficient funds to fund this Agreement and other obligations of the State, if funds are de-appropriated, or if the State does not receive legal authority to expend funds from the Maine State Legislature or Maine courts, then the State is not obligated to make payment under this Agreement.

23. **SEVERABILITY** The invalidity or unenforceability of any particular provision or part thereof of this Agreement shall not affect the remainder of said provision or any other provisions, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

24. **INTEGRATION** All terms of this Agreement are to be interpreted in such a way as to be consistent at all times with the terms of Rider B (except for expressed exceptions to Rider B included in Rider C), followed in precedence by Rider A, and any remaining Riders in alphabetical order.

25. **FORCE MAJEURE** The Department may, at its discretion, excuse the performance of an obligation by a party under this Agreement in the event that performance of that obligation by that party is prevented by an act of God, act of war, riot, fire, explosion, flood or other catastrophe, sabotage, severe shortage of fuel, power or raw materials, change in law, court order, national defense requirement, or strike or labor dispute, provided that any such event and the delay caused thereby is beyond the control of, and could not reasonably be avoided by, that party. The Department may, at its discretion, extend the time period for performance of the obligation excused under this section by the period of the excused delay together with a reasonable period to reinstate compliance with the terms of this Agreement.

26. **SET-OFF RIGHTS** The State shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to, the State's option to withhold for the purposes of set-off any monies due to the Provider under this Agreement up to any amounts due and owing to the State with regard to this Agreement, any other Agreement, any other Agreement with any State department or agency, including any Agreement for a term commencing prior to the term of this Agreement, plus any amounts due and owing to the State for any other reason including, without limitation, tax delinquencies, fee delinquencies or monetary

BP 54 - AGREEMENT TO PURCHASE SERVICES

penalties relative thereto. The State shall exercise its set-off rights in accordance with normal State practices including, in cases of set-off pursuant to an audit, the finalization of such audit by the State agency, its representatives, or the State Controller.

27. **ENTIRE AGREEMENT** This document contains the entire Agreement of the parties, and neither party shall be bound by any statement or representation not contained herein. No waiver shall be deemed to have been made by any of the parties unless expressed in writing and signed by the waiving party. The parties expressly agree that they shall not assert in any action relating to the Agreement that any implied waiver occurred between the parties which is not expressed in writing. The failure of any party to insist in any one or more instances upon strict performance of any of the terms or provisions of the Agreement, or to exercise an option or election under the Agreement, shall not be construed as a waiver or relinquishment for the future of such terms, provisions, option or election, but the same shall continue in full force and effect, and no waiver by any party of any one or more of its rights or remedies under the Agreement shall be deemed to be a waiver of any prior or subsequent rights or remedy under the Agreement or at law.

RIDER G
IDENTIFICATION OF COUNTRY
IN WHICH CONTRACTED WORK WILL BE PERFORMED

Please identify the country in which the services purchased through this contract will be performed:



United States. Please identify state: ME



Other. Please identify country: _____

Notification of Changes to the Information

The Provider agrees to notify the Division of Purchases of any changes to the information provided above.

ITEM 86

BACK UP MATERIALS



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

PAUL R. LEPAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

OFFICE OF TOWN MANAGER

JUL 20 2015

June 30, 2015

John Eldridge, Town Manager
Steve Walker, Town Councilor
Town of Brunswick
85 Union Street
Brunswick, ME 04011

RE: Maine Coastal Communities Grant Application
Mare Brook Watershed and Community Engagement Project

Dear John and Steve:

Thank you for submitting a proposal requesting financial assistance to enhance your coastal community. The Municipal Planning Assistance Program accepted 19 proposals with a request amount totaling \$490,566. A review committee evaluated proposals using the weighted criteria outlined in the Program Statement. We have now concluded evaluation of the proposals.

I am pleased to inform you that the referenced proposal scored high enough to receive a Coastal Community Grant in the amount of \$47,925.

Ruta Dzenis, of my staff will be contacting you shortly about the grant agreement.

Congratulations on development of a successful project. We welcome the opportunity to support Brunswick and its many partners to identify strategic actions to help restore water quality and enhance this recreational gateway. Should you have any questions, please contact Ruta at 287-2851 or ruta.dzenis@maine.gov.

Sincerely,

Elizabeth Hertz, Director
Municipal Planning Assistance Program

Mare Brook Watershed Assessment and Community Engagement Project

A Proposal to the Maine Coastal Program Coastal Communities Grant Program

Town & Region Covered: Brunswick, Maine – Northern Casco Bay

Maine Coastal Program Goals Addressed:

Ensuring Sustainable, Vibrant Coastal Communities

Addressing the effects of land use activity on water quality

Restoring Coastal Habitats

Grant request amount: **\$47,925.00**

Match proposed and source of match: **\$12,203.52 in-kind**

Project Manager:

Steve Walker
Brunswick District 2 Town Councilor
Maine Coast Heritage Trust
1 Bowdoin Mill Island, Suite 201
Topsham, ME 04086
swalker@mcht.org

Project partners: *Town of Brunswick; Maine Coast Heritage Trust; Brunswick-Topsham Land Trust; Friends of Casco Bay; Casco Bay Estuary Partnership, Bowdoin College; and Midcoast Regional Redevelopment Authority*

Project estimated start and end dates: July 2015 – December 2016

Project Summary Statement:

The purpose of this project is to complete an assessment of the physical and ecological characteristics of Mare Brook in order to engage the public in a collaborative watershed planning process that will directly benefit the health of Harpswell Cove tidal waters, freshwater stream habitats, and enhance the recreational greenway, a central feature of the Mare Brook watershed, that extends from the Kate Furbish Preserve on the coast to in-town Brunswick.

Executive Summary

Mare Brook drains approximately 6-square miles of Brunswick, northern Casco Bay's most populous municipality, and empties into Harpswell Cove which is one of the most important shellfish growing areas in the region. Mare Brook has been designated as an urban impaired stream largely due to non-point source runoff from impervious surfaces which has resulted in the stream not meeting water quality standards for aquatic life use. Recent work by Friends of Casco Bay has demonstrated that increased levels of nitrogen in near shore waters resulting from non-point source runoff has increased localized effects of ocean acidification impacting juvenile clam populations. Harpswell Cove produces 2,500 bushels of softshell clams annually and is currently under consideration for the siting a municipal intertidal aquaculture operation. A comprehensive assessment of Mare Brook has never been completed, and as a result, the town has little direction regarding how best, and where to address water quality issues.

By completing an updated baseline assessment of the physical and ecological characteristics of Mare Brook, the project team will have the necessary data to engage the public in a facilitated and locally guided watershed planning process. We anticipate rich discussion and public input given that Mare Brook and its tributaries flow through most of the town's designated growth area including hundreds of residential backyards. Mare Brook forms the backdrop of the popular College to the Commons public trail network and is the central feature of the newly established Kate Furbish Preserve located on lands formerly owned by the Department of Defense. While users of both public parks value the scenic nature of the stream network, they are likely unaware of the challenges facing the stream, and how individual land care practices may impact water quality. With public input in hand, the project technical advisory committee will guide the development of a report that identifies existing issues and stressors, potential actions for addressing these issues, and provides a document that will serve as an accessible resource for private landowners who want to voluntarily improve their land management practices for the health of the watershed.

Project Summary

The restoration and enhancement of coastal watershed functions is an effective approach to maintaining both marine and terrestrial resiliency in the face of climate change. Planning at the watershed scale, especially along smaller coastal streams, offers municipalities the chance to proactively address non-point run-off associated issues projected to be exacerbated by increasingly regular significant precipitation events. Maintaining naturally occurring watershed functions including floodflow regulation, riparian buffer filtration and erosion control capacities, and nutrient uptake capabilities provides real value for communities. Attention to non-point source pollution is especially important for communities such as Brunswick which continue to support a strong shellfish industry. Numerous studies have shown that the most effective way towns can address ocean acidification concerns in nearshore waters is to effectively address stormwater runoff which has been shown to worsen acidification with increased land based nitrogen inputs. Mare Brook offers an ideal opportunity to realize effective results given the history of Brunswick to support natural resource efforts, and the close relationship many citizens already have with portions of the Mare Brook watershed.

Mare Brook is an urban impaired stream as designated under Chapter 502 of the Maine Stormwater Management Rules that cuts through the heart of Brunswick's residential districts, Brunswick Landing (former Naval Air Station), and significant public conservation land acreage including the Town Commons and Kate Furbish Preserve. In 2001-2003 data collected by the Maine Department of Environmental Protection indicated that Mare Brook does not meet water quality standards for aquatic life use. The watershed's 21% impervious cover is the primary cause of this non-attainment. Much of this impervious surface is in the residential headwaters (largely the Brunswick growth zone) and Brunswick Landing (former Naval Air Station). Historically, the brook supported native brook trout populations given its cool groundwater discharge sites and clean sandy substrate. During the development of the town, headwater wetlands were drained and developed for residential neighborhoods, and riparian buffers compromised. In 2003, the town passed an aggressive Natural Resource Protection Zone ordinance to better protect first order streams and associated wetlands. Prior to that, the town had adopted a Coastal Protection Zone ordinance aimed specifically at reducing septic loading and impervious surface coverage. While anecdotal information suggests that sea-run brook trout continue to populate tidal portions of the drainage, fish have disappeared from upper portions of the watershed.

The brook is significant from an economic standpoint given that the entire 6 square mile watershed empties to one of Brunswick's most important shellfish growing areas. Like most nearshore shellfish flats, the flats of Harpswell Cove are currently experiencing the effects of increased ocean acidity which erodes and dissolves the shells of juvenile clams. Recent work by Friends of Casco Bay has indicated that nitrogen associated with non-point runoff exacerbates this problem. While there is little that a municipality can do to effectively combat the global ocean acidification trend, Brunswick can improve storm water management in the Mare Brook drainage to hopefully lessen the rate of acidification in Harpswell Cove.

We anticipate that this watershed planning effort will generate broad public interest given the visibility of the brook and its location with tributaries flowing through most residential neighborhoods in western Brunswick, and it's being immediately accessible along the popular College to the Commons Trail network, Town Commons public preserve, and the recently acquired Kate Furbish preserve. The resulting plan will not only identify strategic actions that the project partners can voluntarily pursue to help restore water quality, but also identify tangible actions that individual homeowners can implement in their own back yards to contribute to the recovery of the brook.

Project Purpose:

The purpose of this project is threefold:

- 1) To develop, facilitate and engage an action-oriented stakeholder group and technical advisory committee to advise and oversee the watershed assessment and report of findings;
- 2) To conduct detailed watershed assessments providing a comprehensive baseline that identifies issues and can be used to measure progress toward restoration; and
- 3) To produce a detailed and user-friendly watershed baseline report that will summarize watershed challenges and outline a potential course of actions to bring the stream into aquatic life use attainment levels.

In accomplishing these three primary goals, the project will result in a technically sound watershed assessment to serve as a baseline for future action while also building strong local support in Brunswick to address non-point runoff issues at multiple scales.

Project Duration: 17 months

Project start date: July, 2015

Project completion date: December, 2016

Proposed Project Approach:

In addition to administering and managing the project (*Task 1*) and convening and helping to facilitate the two stakeholder meetings (*Task 2*), the Town of Brunswick will work with state and federal agencies, non-governmental organization partners, and project consultants to assess the status of stream health relative to applicable water quality standards.

The Mare Brook Watershed Assessment and Community Engagement Project will rely heavily on the input of a technical advisory committee (TAC) that will include individuals who can help with elements of the field survey effort, and oversee final project reporting and community outreach efforts. The TAC (*Task 3*) will help refine methodologies for field assessment tasks and will oversee the development of the Sampling and Analysis Plan (SAP). The stream corridor assessment (*Task 4*) will include a professional geomorphic assessment, fisheries assessment, and in-stream/riparian habitat survey for the entire stream network. These methods will provide a detailed survey of critical urbanized areas of this 5.2 square mile watershed. All survey data

gathered will provide a strong baseline for agency staff and community members to consider while making future management decisions for the stream.

Information gathered as part of Tasks 2-4 will allow for the development of detailed Mare Brook Baseline and Best Management Practices Report (*Task 5*). This plan will serve as the basis for future management and restoration decisions.

Tasks, Schedules, and Estimated Costs:

Task 1: Project Management

The Town of Brunswick will administer the project and will oversee the timely submittal of deliverables and reports to the Maine Coastal Program. The Town of Brunswick will track the project budget and participate in regular calls with the Maine Coastal Program project administrator/manager.

Start Date: July, 2015 **End Date:** December, 2016

Cost: In-Kind Match = \$3,500

Task 2: Stakeholder Meetings /Landowner Participation

The Town of Brunswick (with contractor assistance) will convene and facilitate two stakeholder meetings to gain input and support for the project elements. Presentations will be delivered at each of these meetings by project staff to illustrate the water quality issues and potential solutions to address these issues. These meetings will be facilitated in a manner so that public input can help to guide the particular elements of the assessment, and provide feedback regarding the Mare Brook Baseline and Best Management Practices Report. Particular focus will be provided at the meetings to illustrate the various stressors to the stream that cause water quality impairment. A preliminary meeting and final meeting are planned. These meetings will be publicly advertised and broadcast on local access cable television channels. Meeting materials will also be posted on the Town of Brunswick web-site. Additionally, up to six separate on-site landowner meetings are planned to assist key stakeholders with the goals of the project and how they relate to Brunswick's planning and regulatory efforts.

Start Date: July, 2015 **End Date:** December, 2016

Cost: Grant: \$7,000 + \$3,000 In-kind Match = \$10,000 Total Estimate

Task 3: Develop and Facilitate Technical Advisory Team (TAC) and Sampling and Analysis Plan (SAP)

The Town of Brunswick (with contractor assistance) will develop a Technical Advisory Committee (TAC) to oversee the technical elements of the project, and report of findings. The

responsibilities of the technical advisory committee will include: approving a Sampling and Analysis Plan (SAP) developed by the contractor; conducting a stressor analysis process; refining the field methods planned for the stream corridor assessment and stormwater retrofit reconnaissance surveys; and assisting with the development of the Mare Brook Baseline and Best Management Practices Report. TAC members are expected to include Town of Brunswick staff and committee members, project consultants, Maine DEP, Friends of Casco Bay, Casco Bay Estuary Partnership, and interested landowners and citizens with technical expertise. The TAC will meet no more than three times over the course of the project.

Start Date: July, 2015 **End Date:** December, 2016

Cost: Grant: \$7,000 + \$4,000 In-Kind Match = \$11,000 Total Estimate

Task 4: Mare Brook Corridor Assessment

The Town of Brunswick (with contractor assistance) will conduct field survey activities to provide valuable baseline information regarding the basic physical and ecological characteristics of the Mare Brook. Additional chemical and biological data will be collected during the summer months including flow, nutrients, metals, temperature, and dissolved oxygen. The survey of the stream will include a professional geomorphic assessment, a fisheries survey and an in-stream/riparian habitat survey.

Start Date: July, 2015 **End Date:** October, 2016

Cost: Grant: \$24,000 + \$5,000 In-Kind Match = \$29,000 Total Estimate

Task 5: Develop Mare Brook Baseline and Best Management Practices Report

The Town of Brunswick (with assistance of a contractor with considerable watershed based plan development experience) will develop a report summarizing findings of the Mare Brook Corridor Assessment by sub-reach. This report will include documentation of all field activities as well as specific recommendations for addressing issues that were identified during the field survey efforts. The contents of this report will include background data, watershed description, suggestions for an implementation plan, cost estimates, and funding options. The report will also include an estimate of current pollutant loads and the necessary reduction to pollutant loading for the stream to meet water quality standards. Aside from serving as a technical baseline document of stream health, this report will also identify, and present in an accessible fashion, best management practices that landowners can employ at multiple scales. These BMP's will be promoted by the Brunswick Conservation Commission and other project partners.

Start Date: August, 2016 **End Date:** December, 2016

Cost: Grant: \$12,000+ \$4,000 In-kind Match = \$16,000 Total Estimate

Deliverables:

1. Sub-agreements; Progress Reports, Final Project Report (*Task 1*)
2. Report of Attendance at Stakeholder Meetings (*Task 2*)
3. Draft and Final Sampling and Analysis Plan (*Task 3*)
4. Final Stream Corridor Survey Summary; Water Quality Data Summary (*Task 4*)
5. Mare Brook Baseline and Best Management Practices Report (*Task 5*)

Interagency Coordination, Roles, and Responsibilities:

Bowdoin College – As available, Bowdoin College will provide a qualified student intern to assist Brunswick with the project during the summer of 2015 and 2016. College staff and/or faculty may also participate on the Technical Advisory Committee.

Brunswick-Topsham Land Trust – Will serve on the technical advisory committee and assist with the development of landowner focused conservation and restoration efforts identified in the plan.

Casco Bay Estuary Partnership – Casco Bay Estuary Partnership will serve as technical advisors for the project including serving on the technical advisory committee.

Friends of Casco Bay – Friends of Casco Bay will serve as technical advisors for the project including serving on the technical advisory committee.

Maine Department of Environmental Protection (DEP) – The Maine DEP will serve as technical advisors for the project including serving on the technical advisory committee, and assisting with field surveys.

Midcoast Regional Redevelopment Authority – Will be requested to participate in the technical advisory committee to provide technical support during field assessment work conducted on MRRA lands.

Town of Brunswick – The Town of Brunswick will act as the project coordinating entity and will also be an active participant in all phases of the project. A qualified student intern, or volunteer will be assigned by the Town to assist the Town and its consultants to help reduce project costs. In-kind contributions are anticipated from the marine resource and public works departments. Additionally, this project will draw on the talents of the conservation commission, and marine resources committee.

ITEM 87

BACK UP MATERIALS

MEMORANDUM

TO: Town Council

FROM: John Eldridge
Town Manager

DATE: July 29, 2015

SUBJECT: Bay Bridge Landing

As part of the construction of the Merrymeeting Bridge and Coastal Connector, the Maine Department of Transportation ("MDOT") was required to construct a wetlands mitigation project. MDOT chose to create a wetland in the vicinity of Bay Bridge Estates. At the time, the Town of Brunswick expressed an interest creating an interpretive park and trails within the wetland area. MDOT agreed to construct trails and parking, and installed bridges and signs to create the park. The Town became a party to a conservation easement for the property. A copy of that easement is attached.

The easement places certain obligations on the Town. Among its obligations are those stated in the easement's purpose:

1. PURPOSE: It is the purpose of this easement to assure that the Protected Property: (1) will be used for the purposes set out in the Town of Brunswick's "Proposal for the Bay Bridge Wetland Mitigation Site" dated October 20, 1994, and the Town of Brunswick's Park Ordinance, Section V, Articles 14-121 through 14-143, as it may be amended; (2) will be retained forever in its restored status; (3) will not be used in a way that will significantly impair or impede the conservation uses of the Property; and (4) will be restored and maintained in accordance with permits issued by the State of Maine, Department of Environmental Protection, (DEP L-18787-4E-A-N) and the United States Army Corps of Engineers, (1991-00575.)

MDOT has offered to deed the wetland property to the Town. In reviewing the potential conveyance, Town staff expressed concerns that ownership of the parcel would place obligations on the Town beyond those already outlined in the conservation easement. Michael Lane, an attorney at Preti Flaherty, reviewed the proposed Governor's deed, conservation easement, and project permits and concluded:

"The Governor's deed, for the most part, restates obligations set forth in the Conservation Easements, EXCEPT:

1. No right of access by the general public shall be permitted, except that users of the trail system shall be permitted to use the trail system so long as they comply with the Protective Covenants in the Deed. Section 3(e) of the Deed
2. Any transfer by the Town would require approval by DEP. Section 5 of the Deed

Memorandum Re: Bay Bridge Landing
July 29, 2015

The Conservation Easement is subject to the DEP and ACOE permits.”

In follow-up conversations with MDOT, we asked that the public access restrictions in the proposed deed be relaxed to allow more general access. The Town was told that MDOT would not change that language but that the Town would not be expected to enforce casual public use of the property.

Upon conveyance to the Town, MDOT has agreed to provide \$5,000 in funding toward the reconstruction of portions of the pedestrian bridges that were destroyed by arson several years ago. The repairs have been estimated to cost in excess of \$15,000. The Town needs to provide funding for the amount exceeding MDOT's contribution. Alternatively, the Town could seek funding from an alternate source. The repairs are necessary in order to re-open the facility for its intended use as a park with an interpretive trail loop.

Since the Town requested construction of the park with the expectation that it would maintain it, and since the Town's attorney has concluded that the proposed deed imposes no additional obligations, Town staff recommends that the Town Council approve acceptance of the property as described in the proposed deed. Should the Town not accept the property, MDOT would close access to the property and seek to convey it to another entity.

Attachments

Cc: Tom Farrell, Director
Parks and Recreation

Town Attorney

063157

DEED OF CONSERVATION EASEMENT

BAY BRIDGE SITE, BRUNSWICK, MAINE

THIS GRANT OF CONSERVATION EASEMENT is made this 19th day of May, 1997, by the STATE OF MAINE, by and through its Department of Transportation, having an address of 16 State House Station, Augusta, ME 04333-0016, (hereafter "Grantor"), in favor of the Town of Brunswick, having an address of 28 Federal Street, Suite 2, Brunswick, ME 04011-1583 (hereafter "Grantee"), and the STATE OF MAINE, Department of Environmental Protection, having an address of 17 State House Station, Augusta, ME 04333 (hereafter "Third Party Enforcer").

WHEREAS, this Indenture is created pursuant to the provisions of 33 M.R.S.A. Sections 476 through 479-B; and

WHEREAS, the Grantor holds title to certain real property situated in Brunswick, Maine, designated "Wetland Mitigation Area" as described on Maine Department of Transportation Right-of-Way Map for Brunswick, Cumberland County, Maine, Federal Aid Project No. DE-0091(801), dated April 1995, on file in its office at Augusta, File No. 3-394 (the "Right of Way Map"), and in Notice of Layout and Taking dated February 5, 1996, recorded in the Cumberland County Registry of Deeds in Book 12338, Page 281;

WHEREAS, the real property described above shall be restored, pursuant to (1) DEP Wetland Protection Rules, Code of Maine Rules, Chapter 310; (2) 38 M.R.S.A. section 480-A et seq.; (3) Section 404 of the Clean Water Act (33 U.S.C. section 1344) and federal regulations promulgated thereunder; and (4) pursuant to permits issued by the State of Maine, Department of Environmental Protection and the United States Army Corps of Engineers (the real property described above as restored hereafter referred to as the "Protected Property"); and

WHEREAS, the Protected Property shall provide compensatory mitigation (pursuant to 23 M.R.S.A. section 153 (B)(1)(g), eff. March 25, 1994) for the environmental effects of the Grantor's transportation project known as the "Topsham-Brunswick By-Pass," Project No. 1665.20; and

WHEREAS, the Grantor and the Grantee, recognizing the functions and values of the Protected Property as described above, have the common purpose of conserving the functions and values of the Protected Property by the conveyance of a Conservation Easement over the Protected Property, which easement shall benefit, protect and conserve the functions and values of the Protected Property, conserve and protect the indigenous plant and animal populations, and prevent the use or development of the Protected Property for any purpose or in any

manner that would conflict with its condition, for the benefit of Cumberland County and the people of the State of Maine; and

WHEREAS, the Protected Property, when restored, shall have significant educational, aesthetic, and ecological functions and values ("conservation values"); and

WHEREAS, preservation of the Protected Property is consistent with federal, state, and local governmental conservation policy; and

WHEREAS, the Grantee has the purpose of preserving and conserving the Protected Property for educational, aesthetic, and ecological values; and

WHEREAS, the Grantor intends, as owner of the Protected Property, that Grantee holds the easement for the purpose of maintaining it in its restored state; and

WHEREAS, the Grantor intends, as owner of the Protected Property, to convey to Third Party Enforcer the right to preserve and protect the conservation values of the Protected Property; and

WHEREAS, Grantee and Third Party Enforcer agree by accepting this grant to honor the intentions of Grantor stated herein and to preserve and protect in perpetuity the conservation values of the Protected Property for the public benefit of this generation and the generations to come;

NOW, THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, Grantor does hereby voluntarily grant, give, bestow, and convey unto the Grantee, its successors and assigns forever, a conservation easement in perpetuity over the Protected Property consisting of the following:

1. PURPOSE: It is the purpose of this easement to assure that the Protected Property: (1) will be used for the purposes set out in the Town of Brunswick's "Proposal for the Bay Bridge Wetland Mitigation Site" dated October 20, 1994, and the Town of Brunswick's Park Ordinance, Section V, Articles 14-121 through 14-143, as it may be amended; (2) will be retained forever in its restored status; (3) will not be used in a way that will significantly impair or impede the conservation uses of the Property; and (4) will be restored and maintained in accordance with permits issued by the State of Maine, Department of Environmental Protection, (DEP L-18787-4E-A-N) and the United States Army Corps of Engineers, (1991-00575.)

2. RIGHTS OF GRANTEE: To accomplish the purposes of this Easement, the following rights are conveyed to Grantee:

- a. The right to preserve and protect the conservation values of the Protected Property;
- b. The right to enter and inspect the Protected Property over other lands or easements held by the Grantor at any reasonable time and in any reasonable manner provided that the time and manner of such entry does not unreasonably interfere with the uses of the Protected Property permitted hereunder or the quiet enjoyment of other lands of Grantor, and to enforce by proceedings at law or in equity the covenants hereinafter set forth; including the right to require restoration of the Protected Property to its condition prior to any breach hereof; and
- c. The right to prevent any activity on or use of the Protected Property that is inconsistent with the purpose of this Easement and to require the restoration of such areas or features of the Protected Property that may be damaged by any inconsistent activity or use.

3. RIGHTS OF THIRD PARTY ENFORCER: The Grantors hereby grant to the Third Party Enforcer the same inspection and enforcement rights as are granted to the Grantee under this easement. However, the Parties hereto intend that the Grantee shall be primarily responsible for the enforcement of this Easement, and that the Third Party Enforcer will assume such responsibility only if the Grantee shall fail to enforce it. If the Third Party Enforcer shall determine that the Grantee is failing in such enforcement, the Third Party may give notice of such failure to the Grantee and the Grantor, and if such failure is not corrected within a reasonable time thereafter, the Third Party Enforcer may exercise, in its own name and for its own account, all the rights of enforcement conveyed to the Grantee under this Easement.

The Third Party Enforcer shall also have reasonable access to any and all records of the Grantee relevant to the Protected Property.

4. USE OF THE PROPERTY: The Protected Property shall be used for limited educational, passive recreational and conservation purposes only. No commercial, industrial, quarrying, or mining activities shall be permitted on the Protected Property. No motorized vehicles (except motorized wheelchairs) of any kind, including recreational vehicles, all-terrain vehicles, motorcycles, dirt bikes, and snowmobiles shall be permitted on the Protected Property except in emergencies and when necessary to the exercise of Grantor's, Grantee's, and Third Party Enforcer's rights under the terms of this Easement. No filling, paving, dumping, excavation or other alteration shall be made to the surface of the Protected Property other than that caused by the forces of nature. Any

activity on or use of the Protected Property inconsistent with the purposes of this Easement is prohibited.

Provided, however, that parking by motorized vehicles for access to the Protected Property shall be permitted in the parking area designated on the above-described Right of Way Map. Parking in the designated area shall also be permitted for vehicles utilizing the boat launch facility located easterly of the Protected Property, adjacent to "Bay Bridge Road," so-called.

The parties to this instrument acknowledge that the Grantee intends to create an extensive trail system along the Androscoggin River which will connect with the "Access Trail" located along the southerly sideline of the Protected Property, as designated on the above-described Right of Way Map. Users of the trail system shall be permitted to pass through the Protected Property on the Access Trail so long as they comply with the terms of this Conservation Easement.

5. RIGHTS OF GRANTOR: Nothing herein shall be construed to entitle the Grantee or Third Party Enforcer to enforce the terms of this Easement against the Grantor or its successors or assigns for any changes to the Protected Property due to causes beyond the Grantor's control, such as changes caused by fire, flood, storm, or the unauthorized wrongful acts of a third party. The Grantor herein (State of Maine, Department of Transportation) reserves the right to sell, give, or otherwise convey its fee interest in the Protected Property, provided such conveyance is subject to the terms of this Easement; and the terms, conditions, and restrictions imposed with this grant shall be binding not only upon the Grantor, but upon its agents, successors and assigns, and all other successors to them in interest, and shall continue as a servitude running with the Protected Property in perpetuity. No right of access by the general public to any portion of the Protected Property is conveyed by this Easement; provided, however, that limited access as described in Paragraph 4 herein shall be permitted.

Also provided that if the Grantor State of Maine, Department of Transportation, elects to convey the fee underlying the Protected Property to the Town of Brunswick, the deed of conveyance shall contain all the terms, restrictions and conditions set out in the within Conservation Easement, and Grantee, by acceptance of this Conservation Easement, hereby agrees to accept title subject to such terms. Transfer of title shall not occur until approved by the Third Party Enforcer, and the Third Party Enforcer shall retain all rights set forth herein.

6. CUTTING OF TIMBER AND VEGETATION: The destruction or removal of standing timber, plants, shrubs or other vegetation shall not be permitted, except, however, there are retained in the Grantor the following rights:

- a. The right to clear and restore vegetation that is damaged or destroyed by the forces of nature, such as fire or disease and with the prior written approval of the Grantee and the Third Party, when necessary to prevent the spread of disease.
 - b. The right to clear and restore vegetation, in the event of an emergency, when necessary to prevent the spread of fire.
 - c. The right to gather, use or remove dead wood.
7. RESTORATION and MAINTENANCE

a. Restoration During Monitoring Period

Grantor shall be responsible for the restoration of the Protected Property pursuant to the permits described Section 1, above. Grantor shall monitor the Protected Property for a period of five (5) years from the date of restoration to ensure the successful functioning of the restored wetland (the "monitoring period").

In the event that the Grantor's restoration efforts fail within the monitoring period, Grantor shall undertake additional restoration efforts as required by applicable permits, laws and regulations. In the event of a catastrophic event such as fire, flood, storm, or the unauthorized wrongful acts of a third party, causing substantial damage to the restored wetland during the monitoring period, Grantor shall undertake such additional restoration efforts as required by applicable permits, laws and regulations.

b. Day-to-Day Maintenance

By acceptance of this conservation easement, Grantee covenants and agrees to bear all costs of and responsibility for day-to-day operation, upkeep, and maintenance of the Protected Property, except that Grantee is not obligated to undertake any affirmative restoration efforts if the restored wetland does not function as anticipated. No actions may be brought against the Town of Brunswick to enforce the terms of this Conservation Easement for any changes to the Protected Property caused by a catastrophic event beyond the Town's control, such as fire, flood, storm, or the unauthorized wrongful acts of a third party.

The Grantor has provided the Grantee with sufficient information to determine the condition of the Protected Property as of the effective date hereof and has certified that such information is an accurate representation of the same.

8. TAXES: Grantee covenants and agrees to pay any and all real property taxes and assessments levied by competent

authority on the Protected Property, if any, and does hereby relieve, indemnify and hold harmless the Grantor therefrom.

9. SUCCESSORS: Except as otherwise indicated herein, the covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, and assigns and shall continue as a servitude running in perpetuity with the Protected Property.

10. TERMINATION OF RIGHTS AND OBLIGATIONS: A party's rights and obligations under this Easement terminate upon transfer of the party's interest in the Easement or Protected Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

11. NOTICES: Any notice, demand, request, consent, approval or any other communication that either party desires to give to the other regarding the protected property shall be in writing and shall be sent via certified mail addressed as follows:

To Grantor: Office of Environmental Services
16 State House Station
Augusta, Maine 04333-0016

To Grantee: Town of Brunswick
28 Federal Street
Brunswick, Maine 04011-1583

To Grantee's Attorney: Catherine O'Connor, Esq.
Bernstein, Shur, Sawyer
& Nelson
62 Portland Road
Kennebunk, Maine 04043

12. RECORDATION: Grantee shall record this instrument in timely fashion in the official records of Cumberland County, Maine, and may re-record it at any time as may be required to preserve its rights in the easement.

13. CONTROLLING LAW: The interpretation and performance of this easement shall be governed by the laws of the State of Maine. This easement shall be liberally construed in favor of the grant to effect the purpose of this easement.

14. SEVERABILITY: If any provision of this easement or the application thereof is found to be invalid, the remainder of the provisions of the easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

15. ENTIRE AGREEMENT: This instrument sets forth the entire agreement of the parties with respect to the conservation easement, and supersedes all prior discussions, negotiations, understandings or agreements relating to the easement, all of which are merged herein.

16. ACCEPTANCE BY HOLDER AND THIRD PARTY ENFORCER: Grantee and the Third Party Enforcer, hereby accept the rights and duties set forth in this instrument by signing the agreement below.

TO HAVE AND TO HOLD the said conservation easement unto said Grantee, its successors and assigns forever and the said Third Party Rights unto the said Third Party and its successors and assigns forever.

IN WITNESS WHEREOF Grantor, Grantee, and Third Party Enforcer have executed and sealed this document the day and year first above written.

TOWN OF BRUNSWICK

Bonnie L. Gardner
Witness

Donald H. Gerrish
By: Donald H. Gerrish
Its: Town Manager
Duly Authorized

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION

Sh. A. [Signature]
Witness

John G. Melrose
By: John G. Melrose
Its: Commissioner

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

Edward O. Sullivan
Witness

Edward O. Sullivan
By: Edward O. Sullivan
Its: Commissioner

State of Maine
Kennebec County

SEPT. 24 , 1997

Then personally appeared the above named John G. Melrose, in his aforesaid capacity, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the State of Maine.

[Signature]

Notary Public
Date commission expires 11/30/99
Seal

SEAL

State of Maine
Kennebec County

May 19 , 1997

Then personally appeared the above named Donald H. Gerrish, Town Manager, and acknowledged the foregoing instrument to be his free act and deed and the free act in his capacity as Town Manager of the Town of Brunswick.

[Signature]

Notary Public
Date commission expires
Seal

SEAL

Deborah S. Cabana
Notary Public
My Commission Expires Feb. 17, 2001

CONSESMT. 2/ECLARK/MITIGATE

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 OCT 23 AM 8:59

CUMBERLAND COUNTY

[Signature]

GOVERNOR'S DEED

THE STATE OF MAINE, acting by and through its Governor, on recommendation of the Commissioner of the Department of Transportation (the "State), under and pursuant to the provisions of 23 M.R.S.A., Section 61, for consideration, the sufficiency of which is hereby acknowledged, **RELEASES** to the **TOWN OF BRUNSWICK** (the "Town"), a body politic and corporate, its successors and assigns forever, whose mailing address is **85 Union Street**, Brunswick, Maine 04011, all its right, title and interest in and to a certain lot or parcel of land situated in Brunswick, County of Cumberland and State of Maine, and being as shown on a State of Maine Department of Transportation Right of Way Map entitled Wetland Mitigation Site, Brunswick, Cumberland County, Federal Aid Project No. DE-0091(801) Part VI, on file in its office at Augusta, File No. 3-394, sheet 36 of 40 Sheets (the "Right of Way Map"), bounded and described as follows:

All land and rights in land within the following described boundaries, which are located with respect to the following described Base Line (the "Subject Property"):

Base Line Description

BEGINNING at a point about six hundred eighty-six (686) feet southwesterly from the present southwesterly line of Bay Bridge Road, said point also being about one hundred seventy (170) feet southeasterly from the present southeasterly line of the Androscoggin River, and designated as Station 0-51.48;

THENCE N 31°08'24.5" E and crossing Bay Bridge Road eight hundred one and forty-eight hundredths (801.48) feet to Station 7+50, which Station is about fifty-five (55) feet northeasterly from the present northeasterly line of Bay Bridge Road;

Boundary description:

BEGINNING at a point in the present southwesterly line of Bay Bridge Road, said point being about two hundred twenty-five (225) feet southeasterly from and as measured along a line at right angles to the Base Line at about Station 5+98;

THENCE southwesterly by a direct course about three hundred sixty-two (362) feet to an iron pin located two hundred seventy-four and forty-three hundredths (274.43) feet southeasterly from and as measured along a line at right angles to the Base Line at Station 2+39.47;

THENCE S 53°40'33" W three hundred fifteen (315) feet to a point one hundred fifty-three and seventy-one hundredths (153.71) feet southeasterly from and as measured along a line at right angles to the Base Line at Station 0-51.48;

THENCE N 36°19'27" W about three hundred fifty-six (356) feet to a point in the present southeasterly line of the Androscoggin River, said point being about one hundred seventy-five (175) feet northwesterly from and as measured along a line at right angles to the Base Line at about Station 0+85;

THENCE northeasterly along the present southeasterly line of the Androscoggin River about five hundred eighty-five (585) feet to a point in the present southwesterly line of Bay Bridge Road, said point being about one hundred forty-three (143) feet northwesterly from and as measured along a line at right angles to the Base Line at about Station 6+75;

THENCE northeasterly by a direct course about forty-nine and five tenths (49.5) feet to a point in the present northeasterly line of Bay Bridge Road, said point being one hundred thirty three (133) feet northwesterly from and as measured along a line at right angles to the Base Line at about Station 7+23;

THENCE southeasterly along the present northeasterly line of the Bay Bridge Road about three hundred seventy-five (375) feet to a point two hundred thirty-five (235) feet southeasterly from and as measured along a line at right angles to the Base Line at about Station 6+47;

THENCE southwesterly by a direct course about forty-nine and five tenths (49.5) feet to the point of beginning.

Said lot or parcel of land contains approximately 5.93± acres.

MEANING AND INTENDING TO CONVEY the same premises acquired by the State of Maine from Marion A. Crooker, Harry C. Crooker, and Harry C. Crooker & Sons, Inc. through a Notice of Taking filed in the Cumberland County Registry of Deeds on February 5, 1996 and recorded in Book 12338, Page 281.

FOR FURTHER REFERENCE, see Deed of Conservation Easement between the State of Maine and the Town of Brunswick dated May 19, 1997 and recorded in said Registry of Deeds in Book 13390, Page 327 (the "1997 Conservation Easement").

THIS CONVEYANCE IS SUBJECT TO the following restrictions, covenants, conditions, and servitudes (collectively, the “Protective Covenants”), which shall inure to the benefit of and be binding upon the Town, its successors and assigns, and shall perpetually run with the Subject Property:

1. **PURPOSE:** The Subject Property was previously acquired and preserved as a mitigation site by the State. It is the purpose of the Protective Covenants to assure the following:
 - a. The Subject Property will be used for the purposes set out in the Town of Brunswick’s “Proposal for the Bay Bridge Wetland Mitigation Site” dated October 20, 1994, and the Town of Brunswick’s Park Ordinance, Section V, Articles 14-121 through 14-143, as such may be amended;
 - b. The Subject Property will be retained forever in its restored state;
 - c. The Subject Property will not be used in a way that will significantly impair or impede the conservation uses of the Subject Property;
 - d. The Subject Property will be maintained in accordance with permits issued by the State of Maine, Department of Environmental Protection (DEP L-18787-4E-A-N) and the United States Army Corps of Engineers (1991-00575); and
 - e. The covenants, terms, restrictions and conditions created through the 1997 Conservation Easement that are specifically restated herein shall not be extinguished through any doctrine dictating a merger of title into the Town.
2. **THIRD PARTY ENFORCER:** The Subject Property continues to be subject to the inspection and enforcement rights of the Maine Department of Environmental Protection as the Third Party Enforcer (the “Third Party Enforcer”) designated in the 1997 Conservation Easement. Nothing herein shall be construed to entitle the Third Party Enforcer to enforce the terms of these Protective Covenants against the Town or its successors or assigns for any changes to the Subject Property due to causes beyond the Town’s control, such as changes caused by fire, flood, storm, or the unauthorized wrongful acts of a third party. The Third Party Enforcer shall also have reasonable access to any and all records of the Town relevant to the Subject Property.
3. **USE OF THE SUBJECT PROPERTY:**
 - a. The Subject Property shall be used for limited educational, passive recreational and conservation purposes only;
 - b. No commercial, industrial, quarrying or mining activities shall be permitted on the Subject Property;
 - c. No motorized vehicles (except motorized wheelchairs) of any kind, including recreational vehicles, all-terrain vehicles, motorcycles, dirt bikes, and snowmobiles shall be permitted on the Subject Property except in emergencies

and when necessary to the exercise of the Town's rights and duties under these Protective Covenants; provided, however, that parking by motorized vehicles for access to the Subject Property shall be permitted in the parking area designated on the Right of Way Map. Parking in the designated area shall also be permitted for vehicles utilizing the boat launch facility located easterly of the Subject Property, adjacent to "Bay Bridge Road," so called.

- d. No filling, paving, dumping, excavation or other alteration shall be made to the surface of the Subject Property other than that caused by the forces of nature. Any activity on or use of the Subject Property inconsistent with the purposes of these Protective Covenants is prohibited.
 - e. No right of access by the general public to any portion of the Subject Property shall be permitted. However, the parties to this instrument acknowledge that the Town has created an extensive trail system along the Androscoggin River that connects to the "Access Trail" located along the southerly sideline of the Subject Property, as designated on the Right of Way Map. Users of the trail system shall be permitted to pass through the Subject Property on the Access Trail so long as they comply with the terms of these Protective Covenants. .
 - f. The destruction or removal of standing timber, plants, shrubs or other vegetation shall not be permitted, except, however, the Town shall have the following rights:
 - i. The right to clear and restore vegetation that is damaged or destroyed by the forces of nature, such as fire or disease and with the prior written approval of the Third Party Enforcer, when necessary to prevent the spread of disease;
 - ii. The right to clear and restore vegetation, in the event of an emergency, when necessary to prevent the spread of fire;
 - iii. The right to gather, use or remove dead wood.
4. **MAINTENANCE:** By acceptance of this deed and the terms of these Protective Covenants, the Town covenants and agrees to bear all costs of and responsibility for day-to-day operation, upkeep and maintenance of the Subject Property, except that the Town is not obligated to undertake any affirmative restoration efforts if any restoration efforts previously implemented by the State to the Subject Property do not continue to function as anticipated. No actions may be brought against the Town to enforce the terms of these Protective Covenants for any changes to the Subject Property caused by a catastrophic event beyond the Town's control, such as fire, flood, storm, or the unauthorized wrongful acts of a third party.
5. **SALE BY TOWN:** If the Town elects to convey the underlying fee interest of the Subject Property, the deed of conveyance shall contain all the terms, restrictions and conditions set out in these Protective Covenants, and the Town, by acceptance of this Deed, hereby agrees to accept title subject to such terms. Any such transfer of title shall

not occur until approved by the Third Party Enforcer, and the Third Party Enforcer shall retain all rights set forth herein.

SUBJECT TO all utility easements and installations located on the above described premises, if any, including those shown on the herein referred to Right of Way Map, and to those rights which any utility enjoys over the Subject Property for maintenance, location or relocation of poles and other installations.

THE STATE makes no representations or warranties with respect to the Subject Property conveyed. The representations and warranties so excluded encompass, but are not limited to, those pertaining to: land use and environmental matters; fitness of the premises or any portion thereof for any particular purpose; water quality or quantity; the condition or quality of the soil; inchoate or unrecorded liens; or the existence, status, or condition of access to, or public utilities serving the Subject Property. Any subsequent use of, improvement to, or construction on the Subject Property is subject to the terms of this deed, as well as all applicable laws, regulations, ordinances, and permitting requirements.

ACCEPTANCE OF PROTECTIVE COVENANTS: By execution hereof, the Town and the Third Party Enforcer accept and acknowledge the rights and duties set forth in this instrument.

IN WITNESS WHEREOF, I, Paul R. LePage, Governor of the State of Maine, have caused the name and great seal of the State of Maine to be hereto affixed this _____ day of _____ in the year two thousand _____.

STATE OF MAINE

By: _____, Governor
Paul R. LePage

Affixed by: _____
Secretary of State

STATE OF MAINE
COUNTY OF KENNEBEC _____, 201__

Personally appeared the above-named Paul R. LePage, Governor of the State of Maine and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the State of Maine.

Before me _____
Notary Public/Attorney at Law

Print Name: _____

My commission expires: _____

SEEN AND AGREED TO BY:

TOWN OF BRUNSWICK

STATE OF MAINE

Department of Environmental Protection

By: _____

By: _____

Print Name: _____

Print Name: _____

Its _____

Its _____

Duly authorized

Duly authorized

ITEM 88

BACK UP MATERIALS



MEMORANDUM

TO: Town Council
FROM: Appointments Committee
SUBJECT: Report for August 3rd Appointments
DATE: 7/29/2015

The Appointments Committee interviewed several people and are making the following nominations:

Cable TV Committee

David Carpenter– reappointment for a term to expire on 09/06/2018

Marine Resource Committee

Scott Hawkes – appointment as Commercial Harvester representative for a term to expire on 05/01/2018

Current and future vacancies: (listed alphabetically)

Cable TV Committee

(Link to [summary of duties](#) including meeting schedule)

- 5 members – 3 year terms to begin on 9/6/2015 and expire on 09/06/2018. (Please apply by July 13)

Downtown & Outer Pleasant Street Master Plan Implementation Committee

(Link to Committee's [webpage](#) and link to [summary of duties](#) including meeting schedule)

(3 year terms to begin immediately and expire on 12/01/2017) (Current openings-apply now)

- 1 member – Pleasant Street Business Owner
- 1 member – Pleasant Street Resident
- 1 member – Brunswick Downtown Association member
- 1 member – Business Owner – Downtown
- 1 member – Citizen at Large

Fair Hearing Authority

(Link to [summary of duties](#) including meeting schedule)

3 members – 3 year terms to begin immediately and expire on 10/01/2017 (Current opening – apply now)

Marine Resource Committee

(Link to link to Committee's [webpage](#) and [summary of duties](#) including meeting schedule)

- 1 Alternate member – Commercial Harvester – balance of 3 year term to begin immediately and expire on 05/01/2017 (Current opening – apply now)
- 2 Commercial harvester – 3 year terms to begin on 05/01/2015 and expire on 05/01/2018 (Current openings – apply now)

Recreation Commission

(Link to [summary of duties](#) including meeting schedule)

- 1 members – 3 year term to expire on begin on 07/01/2015 and expire on 07/01/2018 (Current opening – apply now)

Trust Fund Advisory Committee

(Link to [summary of duties](#) including meeting schedule)

- 1 member – balance of 3 year term to begin immediately and to expire on 05/10/2016 (Current opening – apply now)

Village Review Board

(Link to the Board's [webpage](#) and to [summary of duties](#) including meeting schedule)

- 2 members – 3 year terms to begin on 10/20/2015 and expire on 10/20/2018. (Please apply by September 14)

Water District Board of Trustees

(Link to [summary of duties](#) including meeting schedule)

- 2 members – 3 year terms to begin on 09/13/2015 and expire on 09/13/2018 (Please apply by August 17)

Zoning Board of Appeals

(Link to [Board's webpage](#) and link to [summary of duties](#) including meeting schedule)

- 1 Associate member – balance of 3 year term to begin immediately and expire on 07/01/2016 (Current opening – apply now)
- 1 Associate member – balance of 3 year term to begin immediately and expire on 07/01/2018 (Current opening – apply now)
- 1 Associate member – 3 year term to begin immediately and expire on 12/18/2017 (Current opening – apply now)
- 2 Full members – 3 year terms to begin on 11/20/2015 and expire on 11/20/2018 (Please apply by October 19)

Application for
Appointment to Board/ Committee/ Commission

5/15/15	FOR OFFICE USE ONLY Date App. Received
5/15/15	Date App. Entered
	Appointed

Full Name: David Carpenter Date 5/15/15

Street Address: 50 Varney Lane

Home Telephone #: 727-4021 E-mail Address: dcomc@comcast.net I live in Council District #: 1

I wish to be considered for appointment to the:

Cable TV Advisory Committee
(NAME OF BOARD/COMMITTEE/COMMISSION)

Check one or both:

FULL MEMBERSHIP STATUS:

TERM BEGINS: 9/15

ASSOCIATE MEMBERSHIP STATUS:

TERM EXPIRES: 9/18

Do you currently serve on any Town Board/Committee/Commission? yes If so, please state name of Board/Committee/Commission and the number of years of service:

Cable TV Advisory Committee Number of Years 3 Date term expires 9/15

Occupation: Retired

Employer: N/A Work Telephone #: _____

List any civic organizations to which you belong:

Note any prior experience knowledge, or abilities that you have which would contribute to the activities of the board/committee/commission:

Three years service on the committee including 1 1/2 as chair

Have you previously served on a Town board/committee/commission? yes If so, please list the board/committee/commission and years of service:

see above

D. J. R. CB

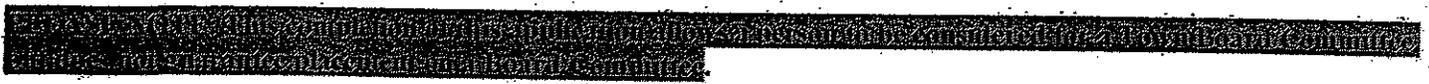
SIGNATURE

PLEASE COMPLETE THE QUESTIONS ON THE BACK OF THIS APPLICATION.

Applicants may submit a cover letter and resume with the application form. Applications should be returned to the TOWN CLERK'S OFFICE, 28 Federal Street, Brunswick, Me 04011 - BY 4:30 P.M. on the date specified by the public notice.

You will be contacted to set up an interview with the Appointment Committee.

It is the intent of the Town to televise proceedings of Boards/Committees/Commissions



Board/Committee/Commission Applying For: Cable TV Advisory Committee

Term Length: 3 years

1. Do you have any questions about what the Board/Committee/Commission does or on its charge?

Please see 2012 application for questions 1 through 6.

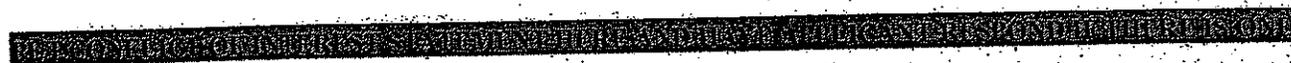
2. Do you have any practical experience or formal education that would be relevant to the Board/Committee/Commission?

3. Why would you like to be on the Board/Committee/Commission?

4. Are you aware of the time involved and would you be able to attend most of the meetings?

5. Do you have any conflict of interest that might involve either a direct financial gain or other gain?

6. Do you have anything you would like to add?



Town of Brunswick
Application for
Appointment to Board/ Commission/ Committee

For Office Use Only	
7/13/2015	Date App. Received
JUL 13 2015	Date App. Entered
	Appointed

Full Name: Scott Hawkes Date 7-3-15

Street Address: 76 Baybridge Rd Home Phone # _____

Cell/mobile Phone #: 7518657 E-mail Address: _____ I live in Council Dist. #: _____

I wish to be considered for appointment to the:

Marine Resource Committee

(NAME OF BOARD/COMMISSION/COMMITTEE)

Check one or both:

FULL MEMBERSHIP STATUS:

TERM BEGINS: _____

and/or

ASSOC/ALT MEMBERSHIP STATUS:

TERM EXPIRES: _____

Do you or any relative currently serve on any Town Board/Commission/Committee? No If so, please state name of Board/Commission/Committee, the number of years of service, and the relationship to this applicant:

_____ # of Years _____ Date term exp. _____ Relationship _____

Your occupation:

fisherman

Employer:

self

Work Telephone #:

7518657

List any civic organizations to which you belong:

Note any prior experience knowledge, or abilities that you have which would contribute to the activities of the board/committee/commission:

was on committee before

Have you previously served on a Town board/commission/committee? yes If so, please list the board/commission/committee and years of service:

Marine resources Committee

Scott Hawkes

SIGNATURE

PLEASE COMPLETE THE QUESTIONS ON THE BACK OF THIS APPLICATION.

Applicants may submit a cover letter and resume with the application form.
Applications should be returned to the TOWN CLERK'S OFFICE, 85 Union Street, Brunswick, Me 04011.

You will be contacted to set up an interview with the Appointment Committee.

It is the intent of the Town to televise proceedings of Boards/Commissions/Committees

PLEASE NOTE: This completion of this application allows a person to be considered for a Town

Board/Commission/Committee, but does not guarantee placement on a Board/Commission/Committee.

APPLICANT - PLEASE COMPLETE THE QUESTIONS BELOW

Board/Commission/Committee Applying For: shellfish Committee

Term Length: _____

1. Do you have any questions about what the Board/Commission/Committee does or on its charge?

no

2. Do you have any practical experience or formal education that would be relevant to the Board/Commission/Committee?

yes served on comm
& have been a harvester
for 35 years

3. Why would you like to be on the Board/Commission/Committee?

to serve the harvesters and
town as well

4. Are you aware of the time involved and would you be able to attend most of the meetings?

yes

5. Do you have any conflict of interest that might involve either a direct financial gain or other gain?

no

6. Do you have anything you would like to add?

I understand the time and effort of
the committee and harvesters should
be part of committee as well

PLEASE REVIEW THE TOWN OF BRUNSWICK BOARDS, COMMISSIONS, AND COMMITTEES APPOINTMENT POLICY PRIOR TO SUBMITTING THIS APPLICATION. YOU MAY VIEW THE POLICY AT <http://www.brunswickme.org/departments/town-clerk/boards-committees/> OR OBTAIN A COPY FROM THE TOWN CLERK'S OFFICE.