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## M E M O R A N D U M

Building communities  
since 1870

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To  
Andrew Dolloff, Sara Zito, David Crandall, Tim Hussey, Alyce Swan, KCS Building  
Committee, RSU 21 Board of Directors, DWC, AJR, DER, HMG, CMP, FLC, JDK, PRM,  
RDM, NSV, ROM, FILE

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From  
Daniel W. Cecil, AIA Principal  
Anthony Roy, Architectural Designer  
Heidi Gardner, Architectural Designer  
Christina Porter, Architectural Designer

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Date  
October 18, 2012

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Project  
RSU #21 Arundel, Kennebunk, Kennebunkport  
Consolidated School Concept Design  
Project Nos. 12552

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Subject  
Consolidated School Building Committee Agenda – 10/18/12,  
Consolidated Guidance Office, 5:00 pm

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**New Agenda Items:**

- Revised Floor Plan and Site Plan – Scheme 6A.1 attached
- Cost Estimate #1 - Scheme 6A.1 attached

**Site and Floor Plan Design Notes**

- **Site Design**
  - Square footages for the estimate were scaled directly off of the current site plans and are not final
  - Moved new wing to the east to reduce cutting into the hill
  - Reduced the length of the service road to the west to reduce cutting into the hill
  - Service yard at rear (south) – 5,000 gal oil tank, transformer, turnaround for delivery vehicles
  - Short access drive to kitchen on north side for deliveries. Screened dumpster there or at rear requiring food to be dollied to the dumpster. Could reinstate service drive from the south
  - Alyce Swan found archived test pits to help determine depth to ledge – soils on the hill are mapped as “Lyman” which may mean shallow depth to ledge. Architects will review.
  - Maximizing reuse of existing paving – bus loop, east parking lot

- Expanded parking – existing count +/- 64 cars, current proposal 144 cars including double loaded parking in front and approx. 48 spaces shown on Town land if feasible.
- KBPT ordinances may require 100+ cars. Verify with Town Planner.
- Getting proposal for site survey – adding to the impervious area on a very flat site, stormwater drainage, retention basins
- Gathering utility data – sewer, storm, water – domestic and sprinkler system, electrical
- Playground moved to front of school next to bus drop-off, raise bed for better drainage, verify size of bed
- Potential to move generator to new boiler room area
- Sledding hill maintained
- Keep excess excavation material on site if possible
  
- **Floor Plan Design**
  - Square footages for the estimate were scaled directly off of the current floor plans and are not final
  - Demolition of the entire gym/café/kitchen wing
  - Provide a new, full kitchen, not a warming kitchen
  - Moved boiler room to rear (south)
  - Shifted gym wing east to reduce cut into the hill
  - Potential to move generator to new boiler room
  - See Facilities Inventory for details on major categories of work:
    - Building envelope
    - Mechanical and electrical systems replacement
    - Add sprinkler system
    - Paving, parking, drainage improvements
    - ADA (accessibility), NPFA (fire), and UBC (building) code upgrades
    - Improvements in energy efficiency – mechanical controls, lighting controls, insulation, exterior wall construction
    - Improved building security
    - Improved educational technology systems
    - Remove the modulars
    - New educational space
  - Lots of natural light
  - Carrying money

#### Meetings with David Crandall, Faculty and Staff

- When would be an appropriate time?

#### Schedule

- Schedule to be determined but a working date might be a referendum in June 2013
- Plan is to bring KHS and KCS to the voters at the same time

#### Next Steps

- Building Committee deliberations on the scope of work and the budget
- Additional refinements of budget & scope as may be needed
- Site & traffic survey

## HARRIMAN

- Verification of utilities
- Input from Administrators, Faculty and Staff, RSU 21 Depts -- Facilities, Tech, Kitchen, SPED
- Input from the Selectmen, Town Manager, Town Departments, Community
- Review and approval by:
  - Building Committee
  - Board Facilities Subcommittee
  - Board of Directors
  - Referendum vote after public hearings

### Continuing Agenda Items:

- **Survey** – Will need new topographic survey with 1' contours and a boundary survey to confirm slope of hill to west, site drainage patterns, utility locations and depths, and budget estimate. Have limited existing drawings of site contours. Harriman to verify if Town has a survey of the newly acquired property to the southeast or any additional Consolidated drawings from the past.
- **KCS Student Population Update**
  - Fall 2012 Actual Total – 214 students +/-
  - Spring 2012 Actual Total – 209 students +/-
  - Planning Decisions Projections for Spring 2012 – 191 students +/-
  - Planning Decisions Projections for Fall 2012 – 195 students +/-
  - Planning Decisions Projections for Fall 2019 – 164 students +/-
- **Next Meeting Date**