



Presentation for

## REGIONAL SCHOOL UNIT NO. 10

Concept Design and Site Selection  
Department of Education

*Rumford and Mexico, Maine*

February 2, 2022

*Design Statement: A welcoming and collaborative learning environment where we plant the seeds and nurture the roots for a strong tomorrow.*



# AGENDA

1. Hazardous Materials Survey Update
2. Systems and Sustainability Update
3. Site Plan Update
4. Floor Plans Update
5. Updated Massing
6. Meetings and Milestones





# Hazardous Materials Survey Update

# HAZARDOUS MATERIALS SURVEY UPDATE

- Haley Ward did evaluate for PCB materials, but **did not identify any suspect materials for sampling**, so there was no ROM for that. Based on their observation they think we are in good shape there.
- Discuss carrying an allowance

## MEROBY ELEMENTARY SCHOOL

ASBESTOS-CONTAINING MATERIAL	QUANTITY	UNIT	UNIT COST	TOTAL
Sheet Flooring	525	SF	15	\$ 7,875.00
Non-ACM Floor Tile with Associated ACM Adhesive	3,500	EA	15	\$ 52,500.00
Floor Tile and Associated Adhesive	1,625	SF	20	\$ 32,500.00
<b>SUB-TOTAL</b>				<b>\$ 92,875.00</b>
<b>20% CONTINGENCY</b>				<b>\$ 18,575.00</b>
<b>TOTAL</b>				<b>\$ 111,450.00</b>

## MEROBY ELEMENTARY SCHOOL

UNIVERSAL HAZARDOUS WASTE				
<b>TOTAL</b>				<b>\$ 8,300.00</b>

## MOUNTAIN VALLEY MIDDLE SCHOOL

ASBESTOS-CONTAINING MATERIAL	QUANTITY	UNIT	UNIT COST	TOTAL
Mudded Fittings on Fiberglass Insulated Piping	460	EA	75	\$ 34,500.00
Floor Tile and Associated Adhesive	4,383	SF	10	\$ 43,830.00
Floor Tile and Associated Adhesive	2,418	SF	12	\$ 29,016.00
Floor Tile and Associated Adhesive	3,015	SF	12	\$ 36,180.00
Non-ACM Floor Tile with Associated ACM Adhesive	19,175	SF	8	\$ 153,400.00
Sheet Flooring	685	SF	15	\$ 10,275.00
Ceiling Panels (2'x2')	4,700	SF	15	\$ 70,500.00
Anti-vibration Joints (Linear Feet) LF	30	LF	15	\$ 450.00
Sheet Flooring	1,595	SF	20	\$ 31,900.00
Residual Black Adhesive	80	SF	15	\$ 1,200.00
Transite Pipe Sleeves (estimated)	1,000	LF	15	\$ 15,000.00
<b>SUB-TOTAL</b>				<b>\$ 426,251.00</b>
<b>20% CONTINGENCY</b>				<b>\$ 85,250.20</b>
<b>TOTAL</b>				<b>\$ 511,501.20</b>

## MOUNTAIN VALLEY MIDDLE SCHOOL

UNIVERSAL HAZARDOUS WASTE				
<b>TOTAL</b>				<b>\$ 14,000.00</b>



# Systems and Sustainability Update

## SYSTEMS AND SUSTAINABILITY UPDATE

The sub-committee met yesterday with a limited group and evaluated as follows:

- **Option 1: Heating Oil or Propane** – *most reliable* with *least square footage*, however *major fluctuations in oil prices* could be costly to operate.
- **Option 2: BioMass** – seems to be *most economical for operating costs*. They liked that it is a *renewable resource* and *locally sourced*, but *wood chips take a lot of square footage*. *Wood pellets require less space, burn cleaner, and are less maintenance*.
- **Option 3: Geothermal** – will require *the most pre-work* and the *premium costs* are a consideration. The committee likes the design and system, but not the premium costs.
- **Option 4: Air Source Heat Pumps** – liked the *individual control* and *minimal operating costs*, and the ease of *zoned air conditioning* in the summer. This is the most economical for the first 30 years and may be the best option with the southern exposure on site.

The sub-committee is leaning toward BioMass or Air Source, but wants to investigate the envelope and system ROI numbers further before they make final recommendations.



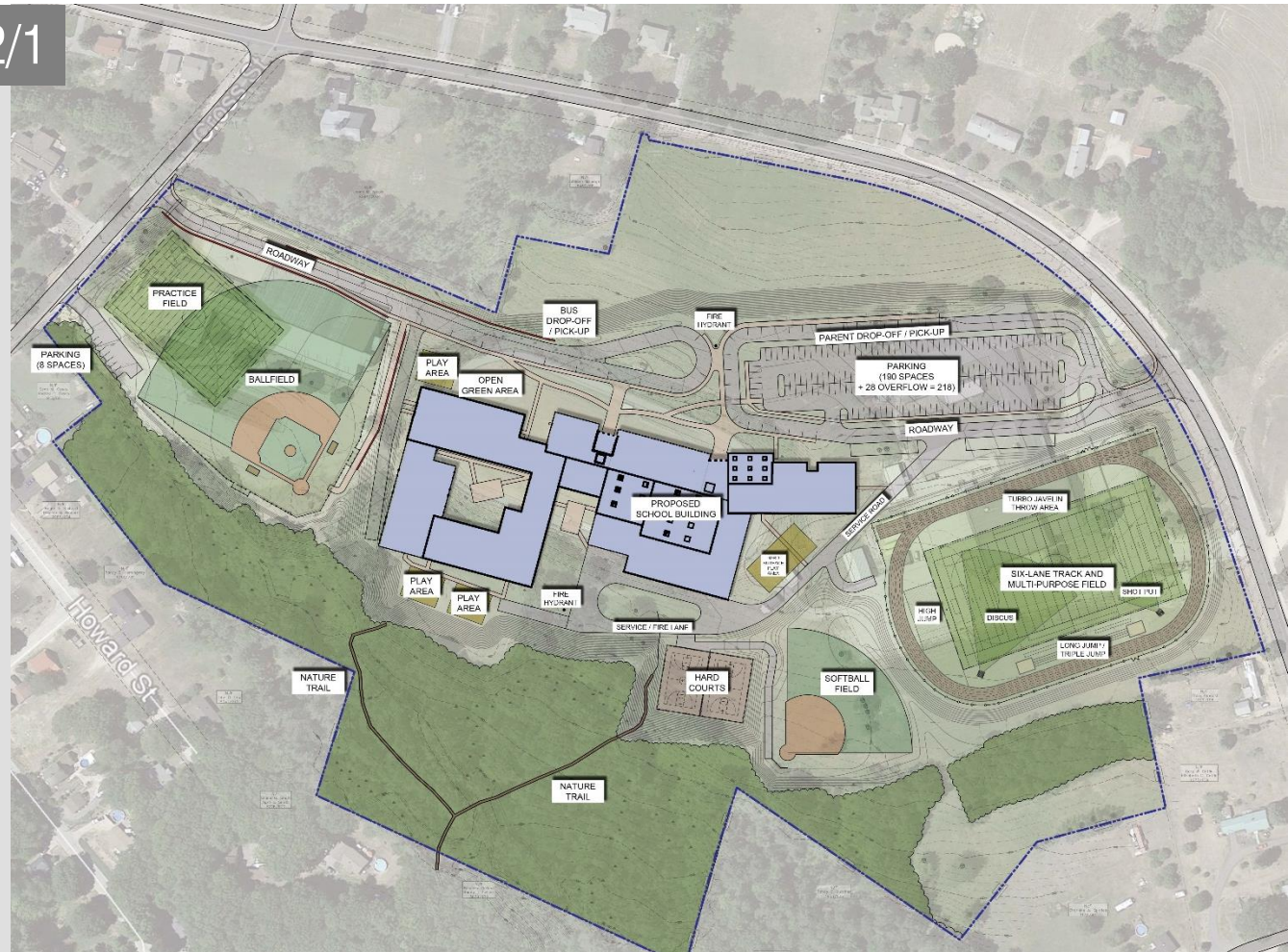
# Site Plan Update



# SITE PLAN: PRESENTED 2/1

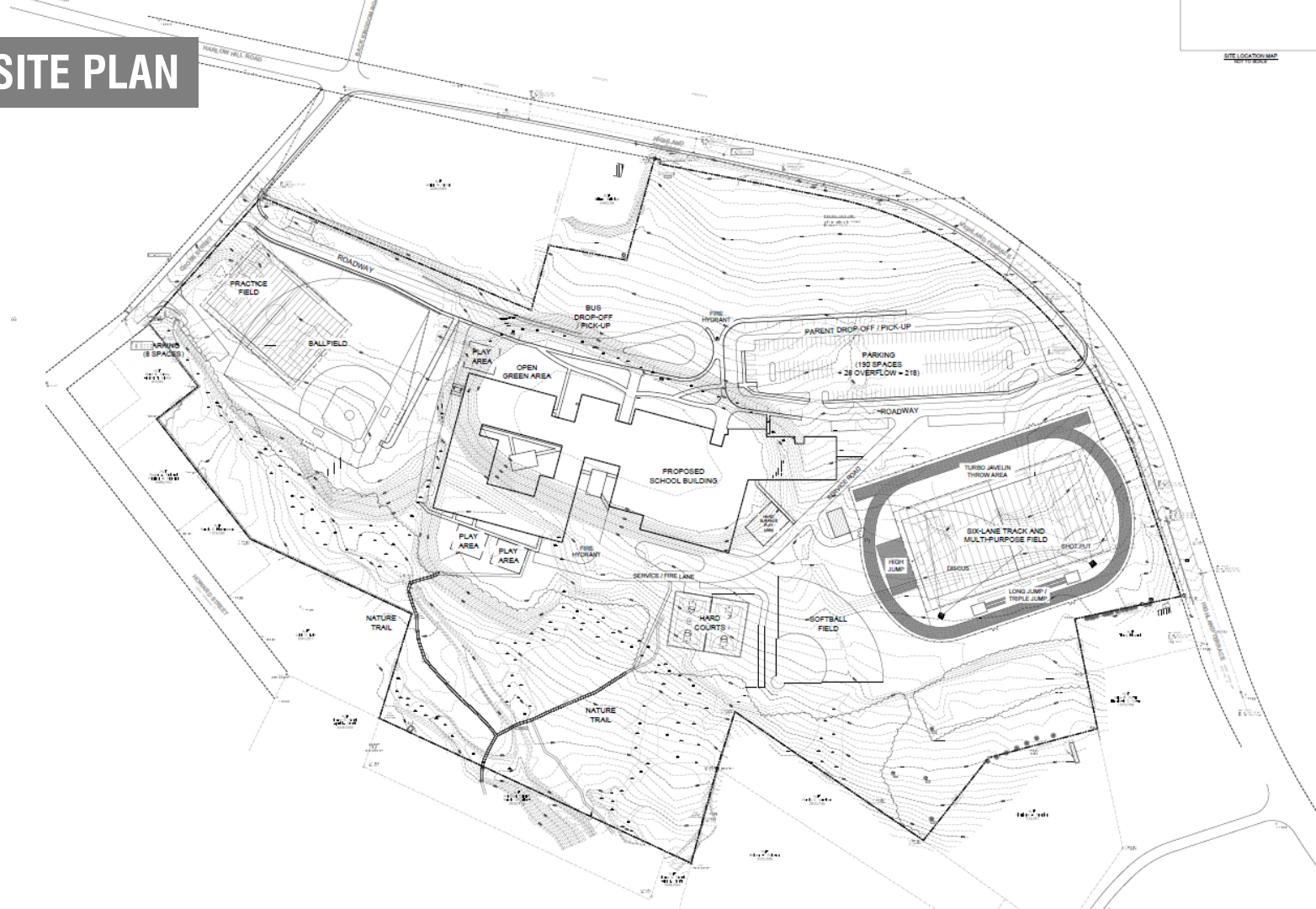
## Discussion From Last Meeting:

- Revise size of baseball outfield (possible removal or reduction of some retaining)
- Look at flipping track to reduce pinch point
- MS expansion options
- Additional overflow parking at fuel tank location
- Address tightness at SW corner of building
- Update on sewer study?  
Need for pumping on east side of site?

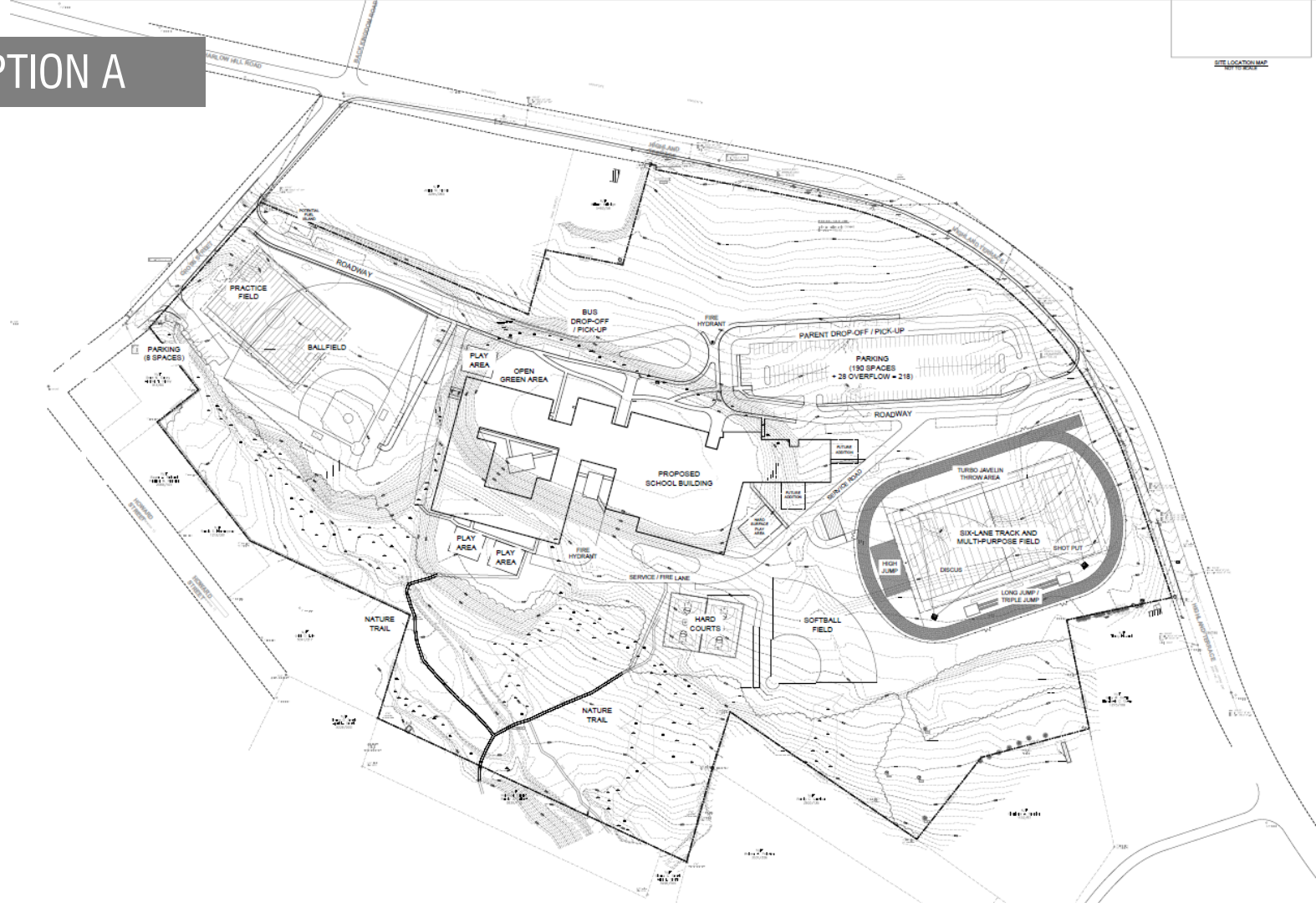




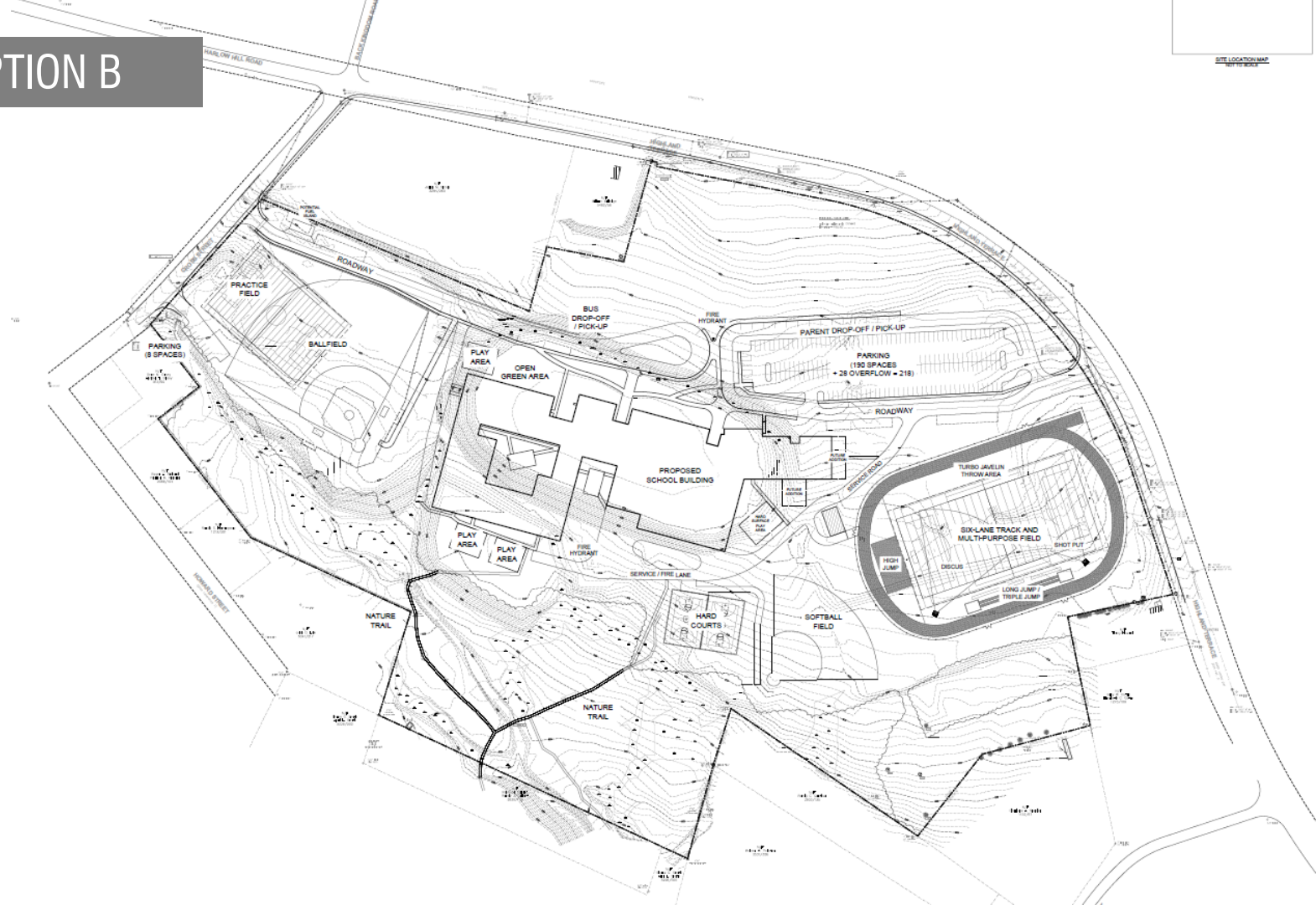
# CONCEPTUAL SITE PLAN



# SITE PLAN: OPTION A



# SITE PLAN: OPTION B

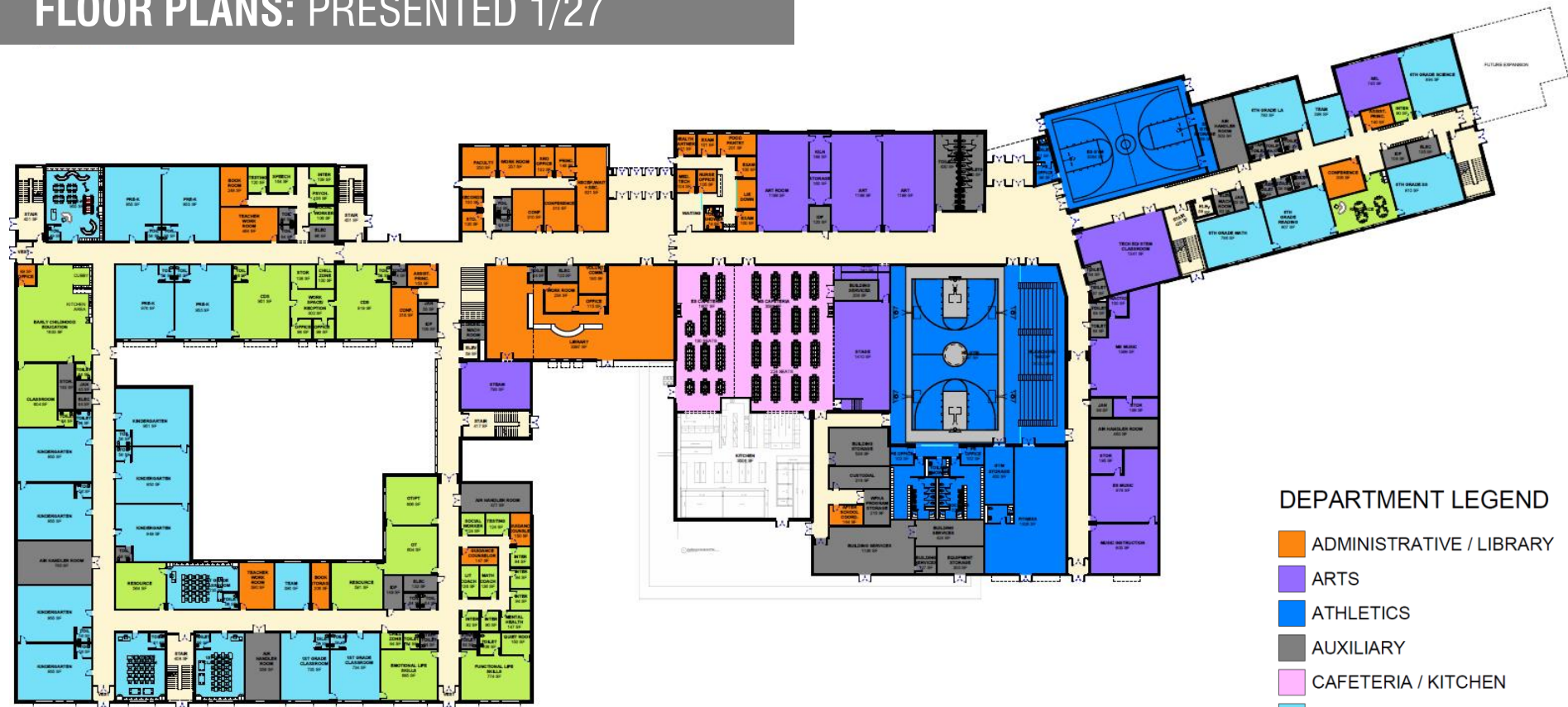




# Floor Plans Update



# FLOOR PLANS: PRESENTED 1/27

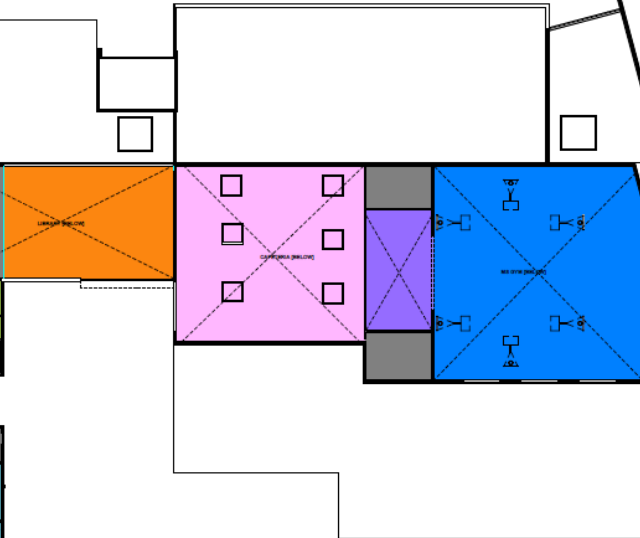


FIRST FLOOR

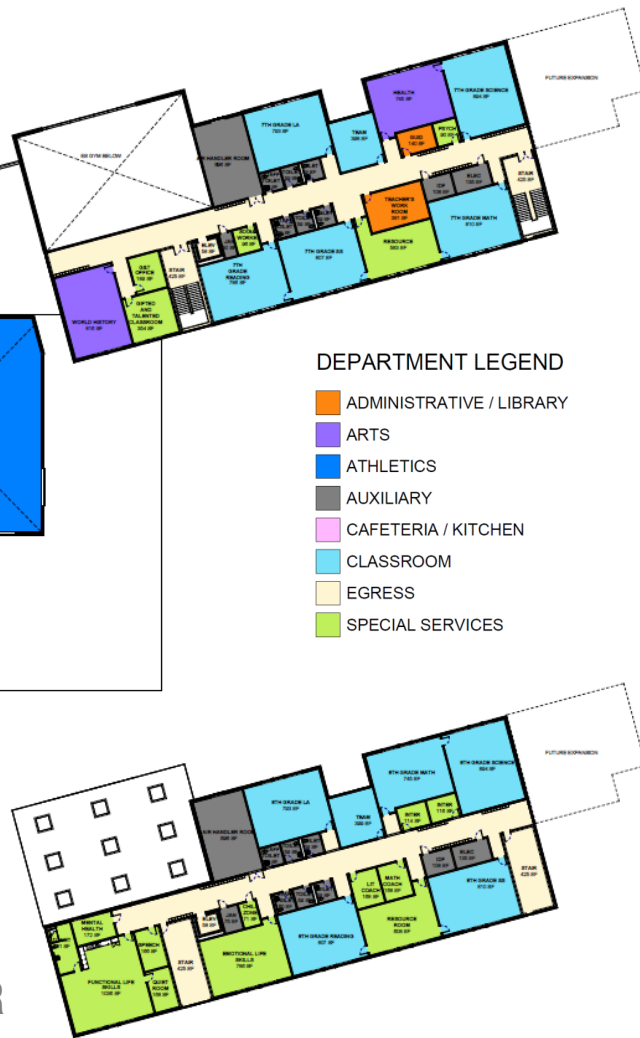
# FLOOR PLANS: PRESENTED 1/27



SECOND FLOOR



THIRD FLOOR



## DEPARTMENT LEGEND

- ADMINISTRATIVE / LIBRARY
- ARTS
- ATHLETICS
- AUXILIARY
- CAFETERIA / KITCHEN
- CLASSROOM
- EGRESS
- SPECIAL SERVICES

## FLOOR PLANS DISCUSSION FROM LAST MEETING

### Discussion From Last Meeting:

- Reduction of circulation space (1' in all corridors; 3' in corridor between art and gym)
- Fill in gap where toilet rooms were removed in ES wing
- Determine if STEAM room can be used for “swing” classroom when populations ebb and flow
- Provide square footage of waiting, exam, laundry, and storage in clinic
- ECE and CDS toilet rooms to be sized to accommodate wheelchairs/changing
- PK-3<sup>rd</sup> to have cubbies; 4<sup>th</sup>-8<sup>th</sup> to have lockers
- Provide two means of egress from fitness room
- Look at further ways to reduce square footage



# SQUARE FOOTAGE ANALYSIS

Documents	Area
<b>SAW</b>	165,329
<b>1/20 Floor Plans</b>	184,796
	(19,467)

Documents	Area
<b>SAW</b>	165,329
<b>1/27 Floor Plans</b>	183,116
	(17,787)*

Documents	Area
<b>SAW</b>	165,329
<b>2/2 Floor Plans</b>	179,623
	(14,294)**

\*Reduction of 1,680 sf (toilet rooms / Admin layout)

\*\* Reduction of 3,493 sf (1' corridor reduction, close gap, consolidate)

ANALYSIS OF AREA					
	RSU 10				CONNORS
	1/20 Plan	1/27 Plan	2/2 Plan	Proposed Reductions*	
<b>Circulation</b>	20%	20%	18%	18%	15%
<b>Toilets</b>	3%	2%	2%	2%	2%
<b>Mechanical</b>	3%	4%	3%	3%	2%
<b>Programmed Spaces</b>	63%	64%	65%	65%	67%
<b>Building Services</b>	3%	3%	3%	3%	3%

\*Proposed Reductions: Remove excess space from end of stair towers. Pro: removes approximately 1,000 sf. Con: Creates more returns in exterior wall. Approximate square footage of 178,623sf and delta of 13,294 sf.

# FLOOR PLANS: UPDATED

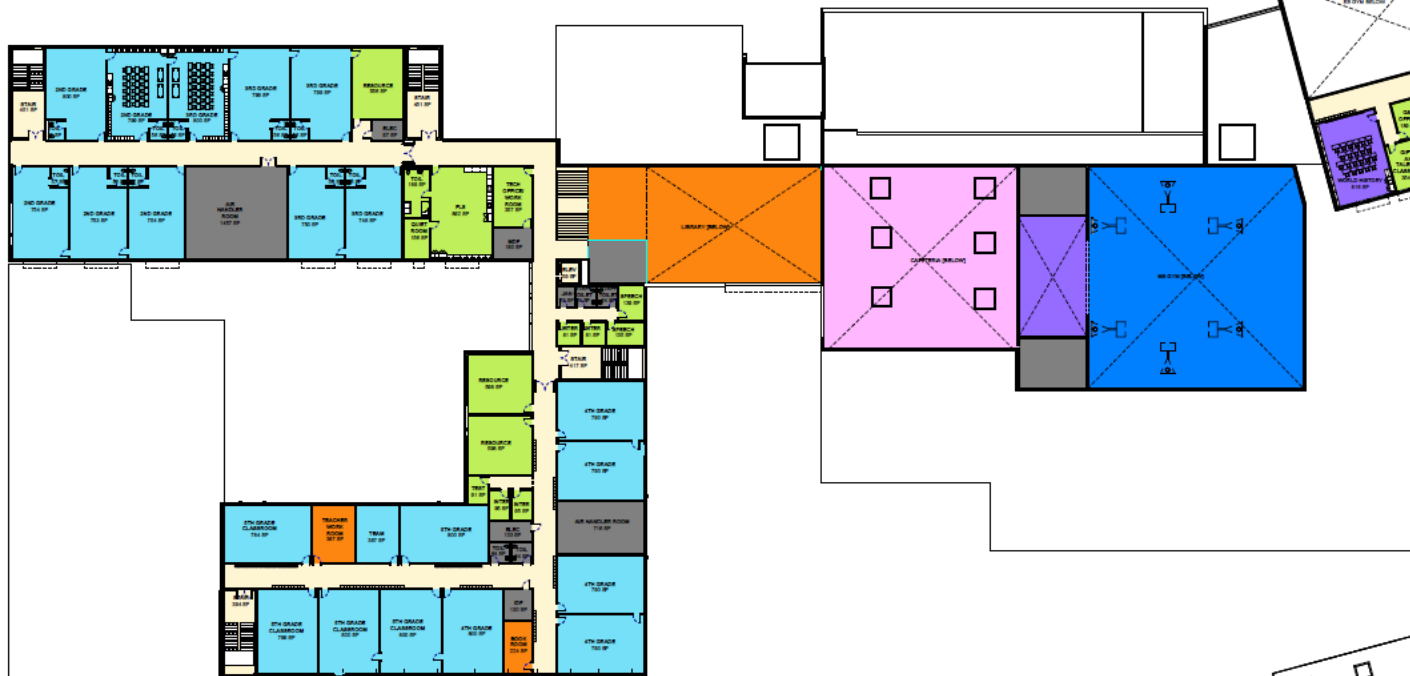


## DEPARTMENT LEGEND

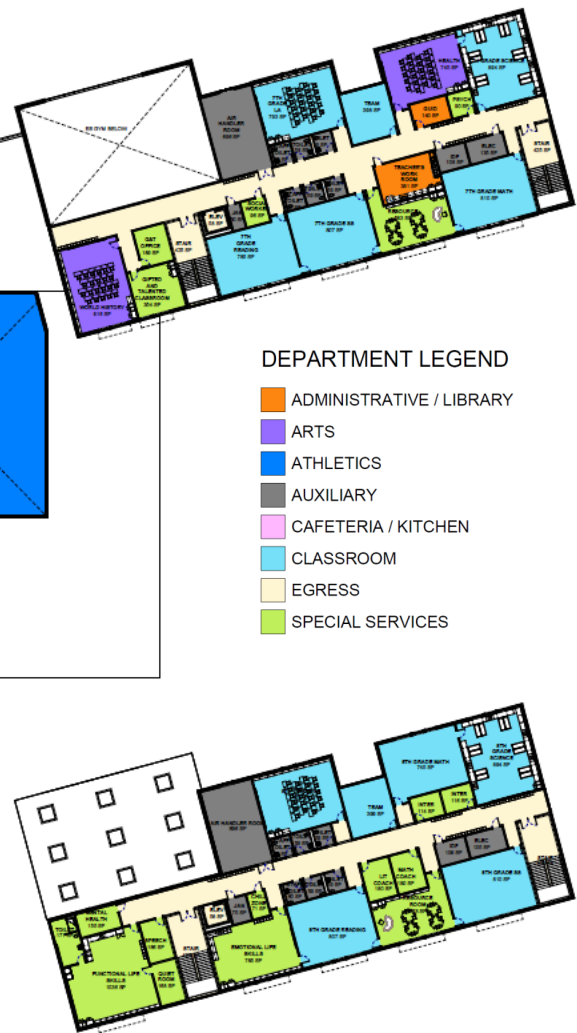
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## FIRST FLOOR

## FLOOR PLANS: UPDATED



## SECOND FLOOR

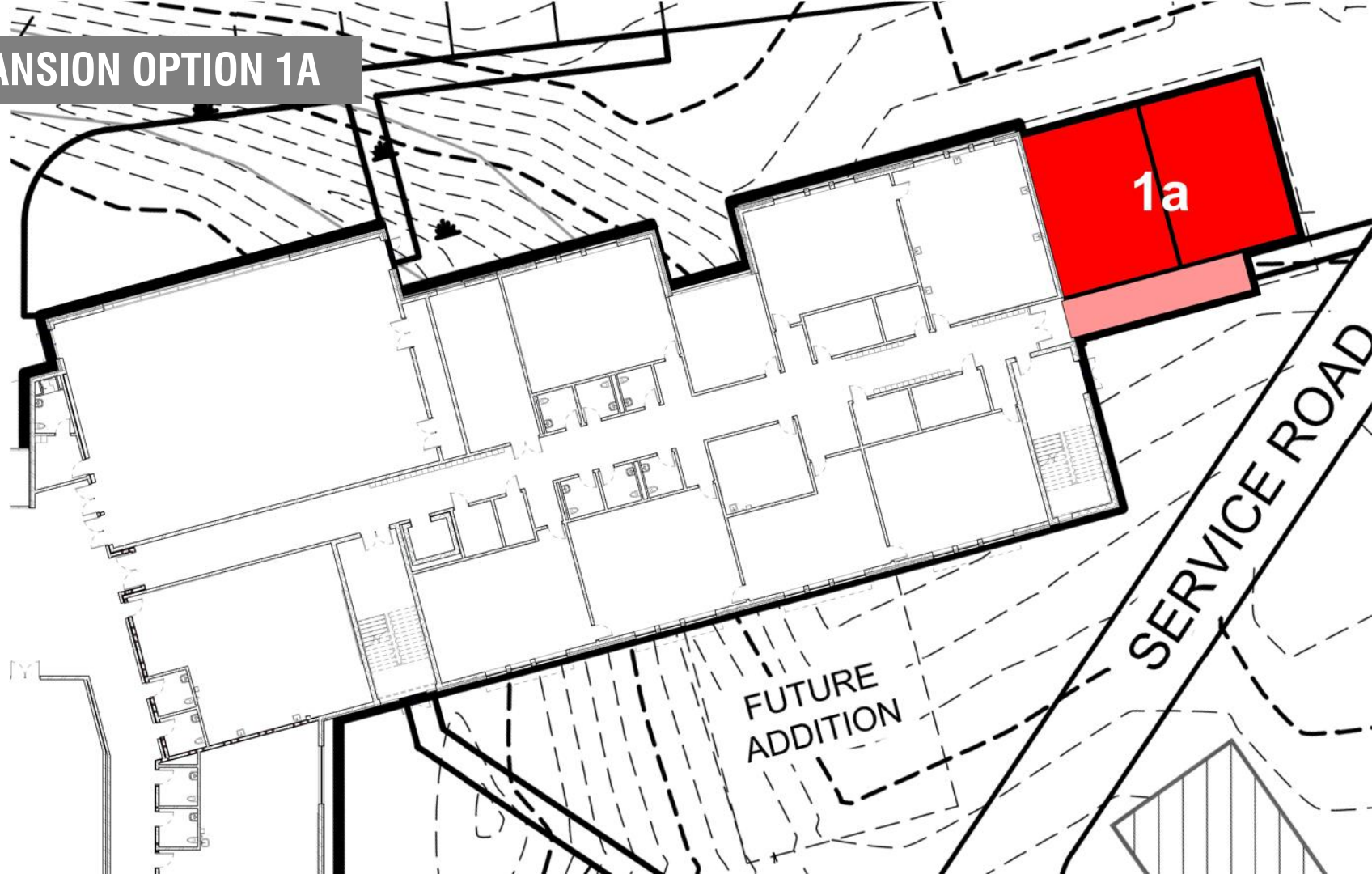


### THIRD FLOOR

### DEPARTMENT LEGEND

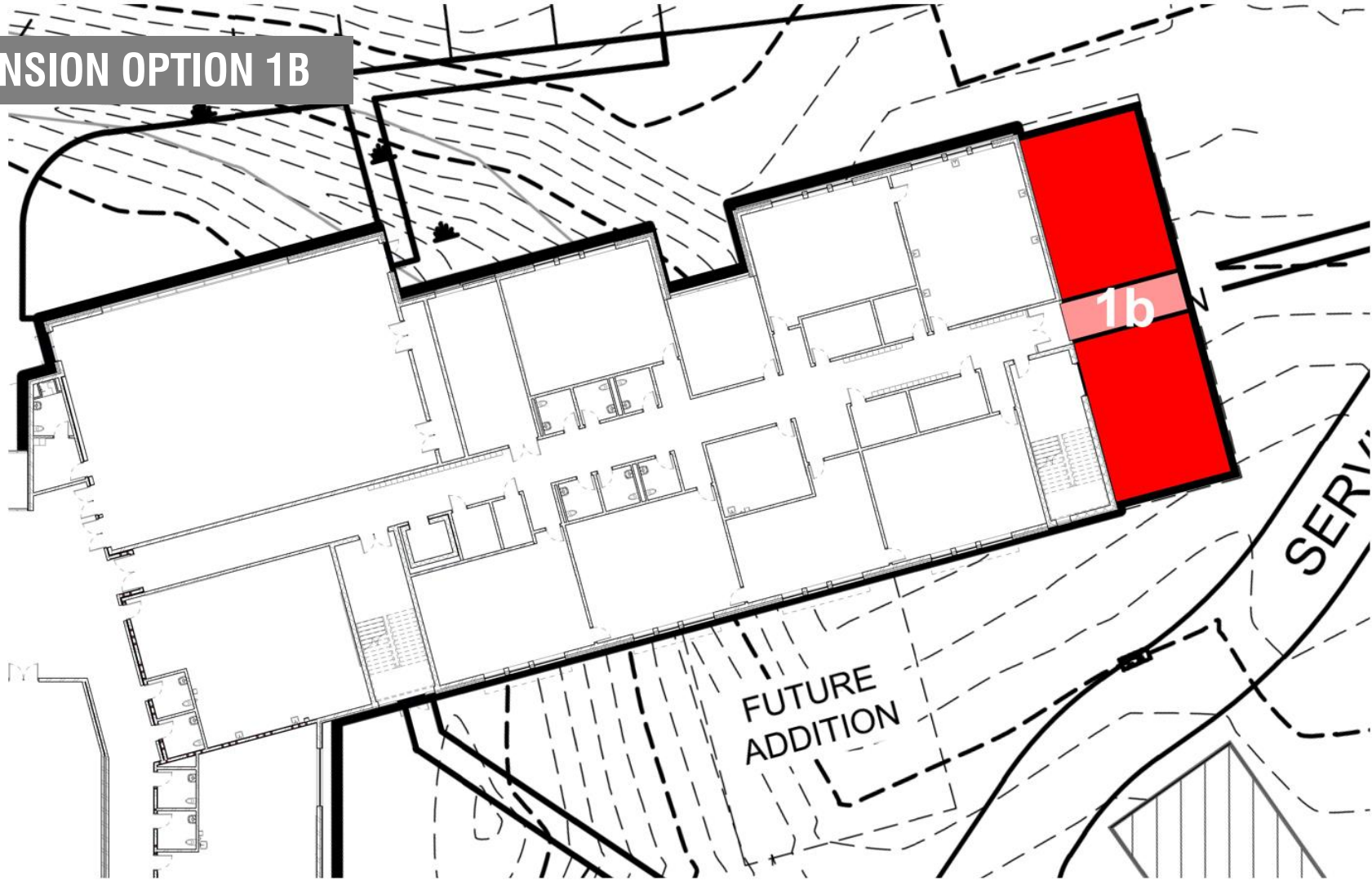
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# MS EXPANSION OPTION 1A

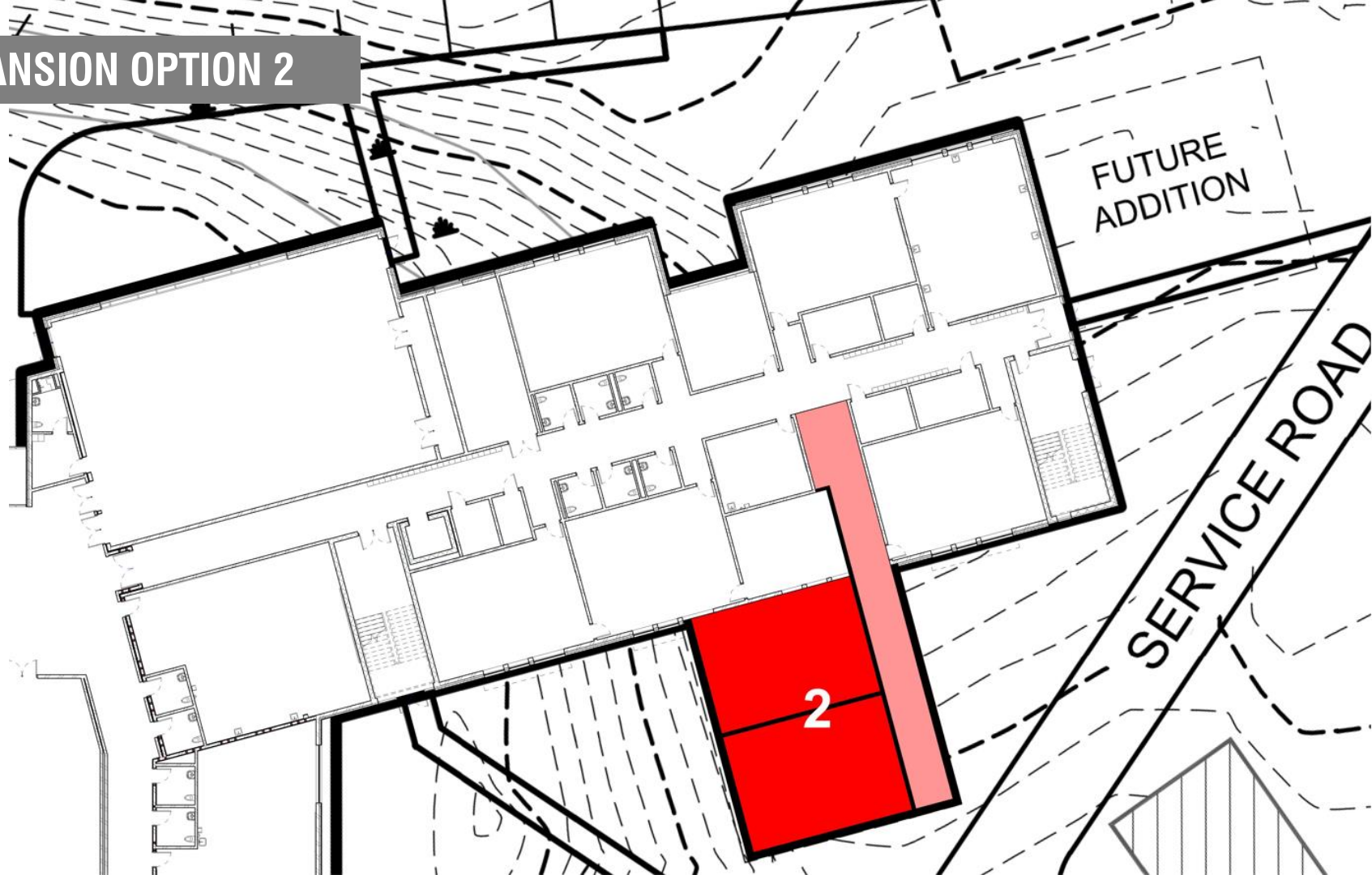




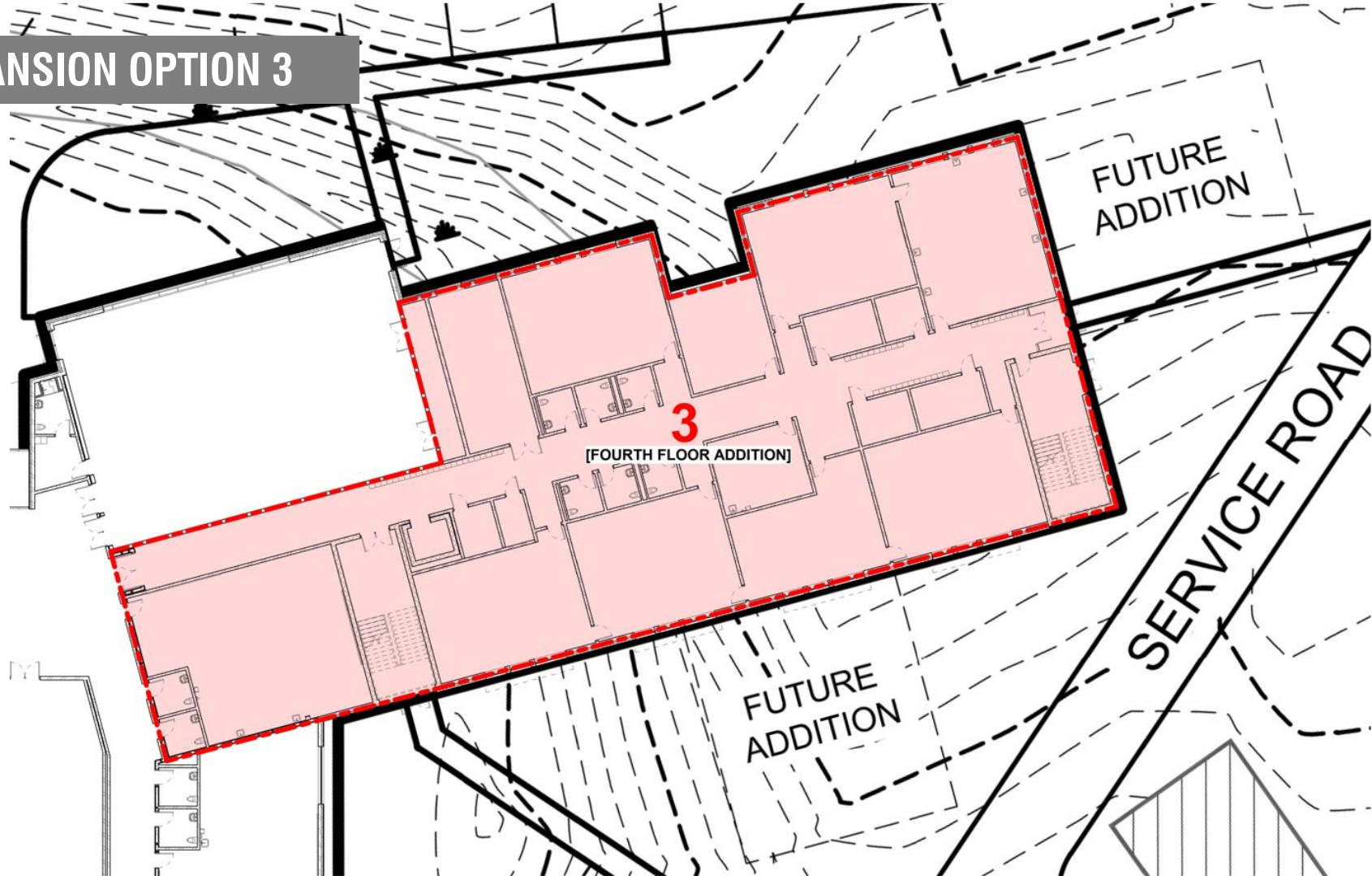
# MS EXPANSION OPTION 1B



## MS EXPANSION OPTION 2



## MS EXPANSION OPTION 3

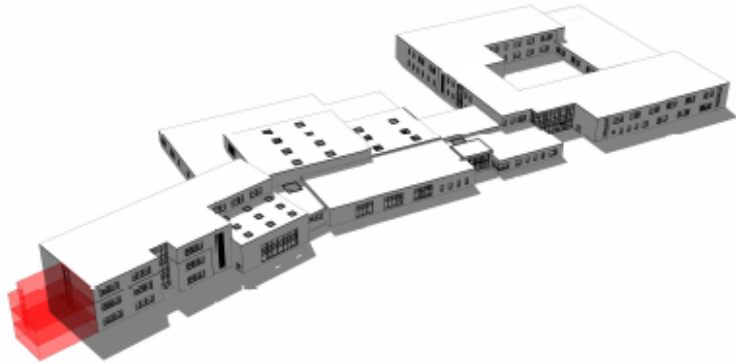




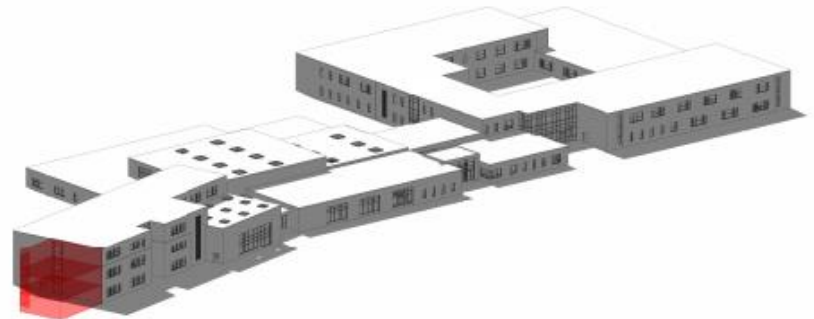
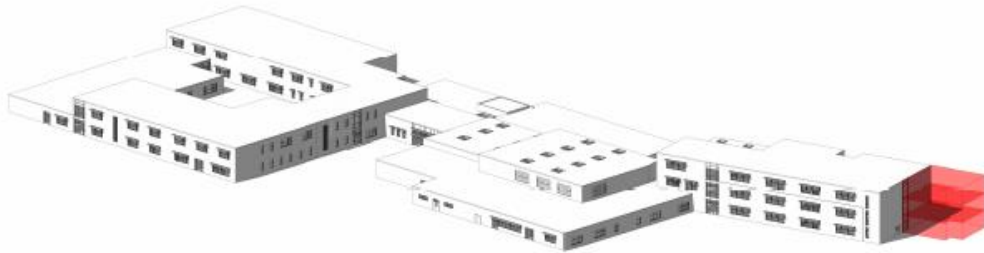
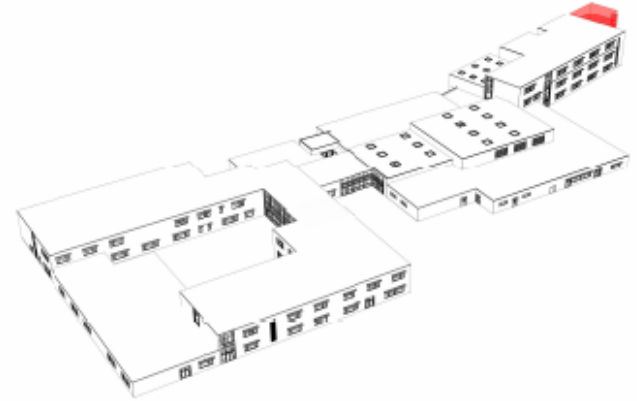


# Updated Massing

# MASSING

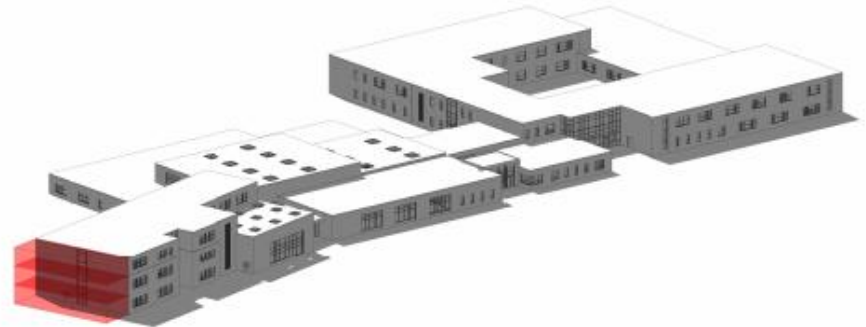
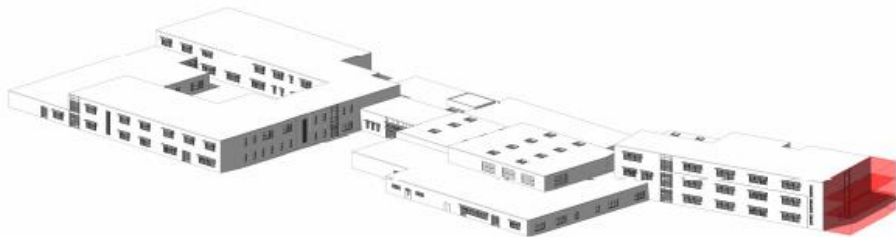
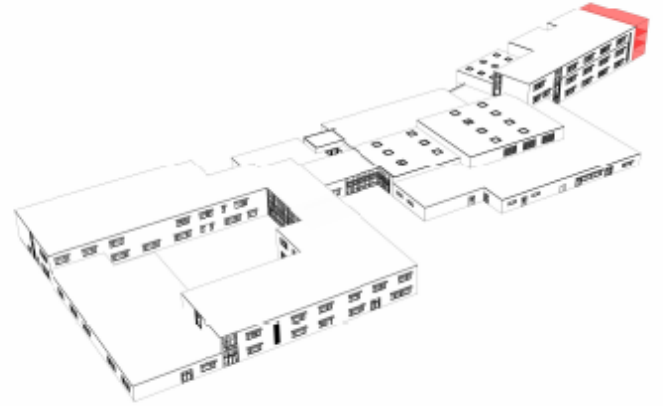
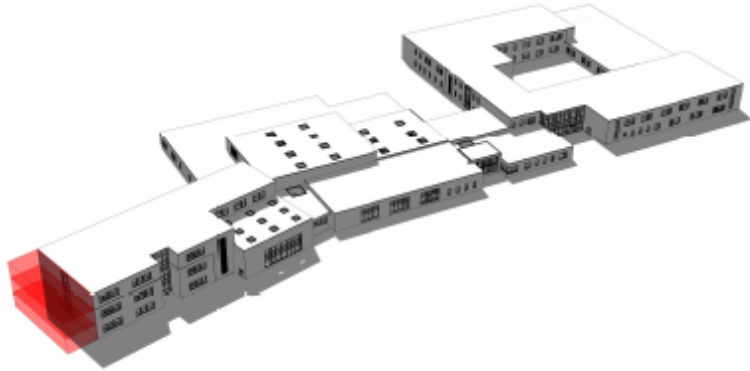


## MS EXPANSION OPTION 1A



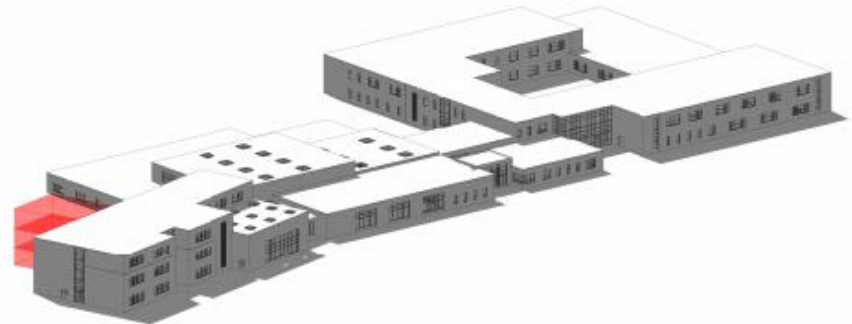
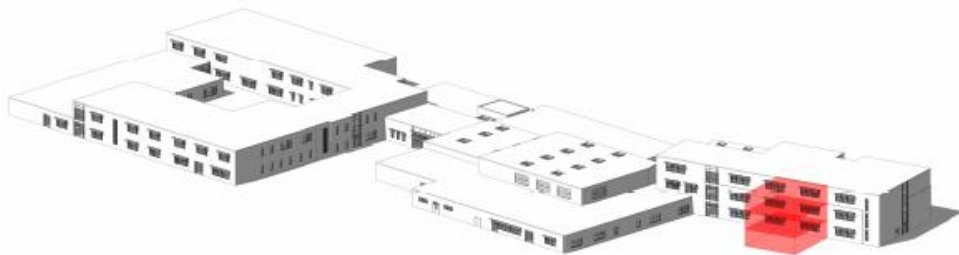
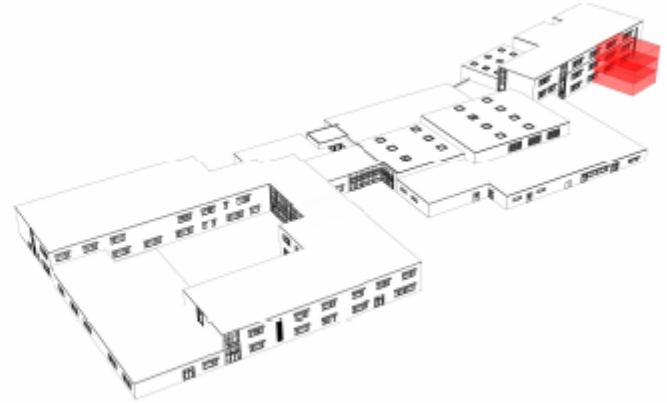
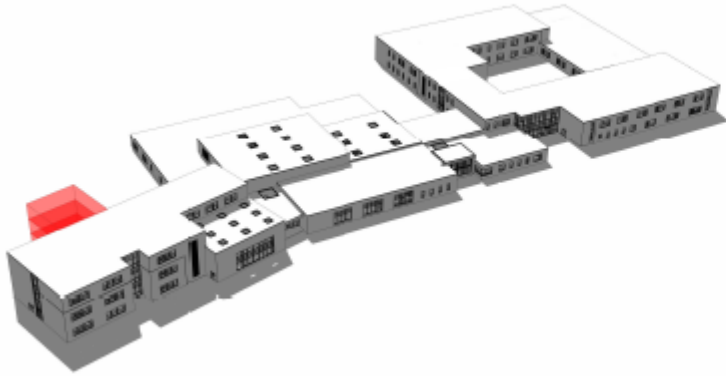
# MASSING

## MS EXPANSION OPTION 1B



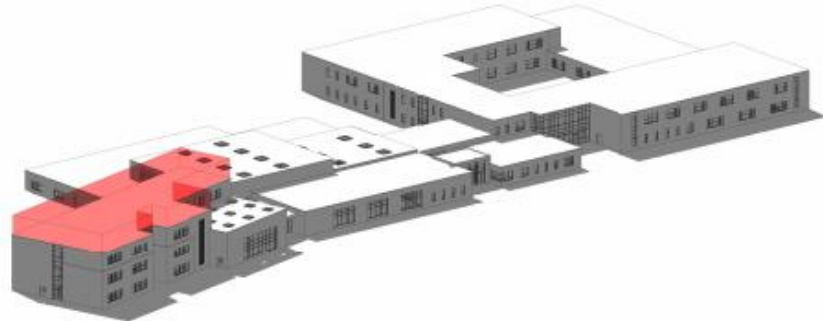
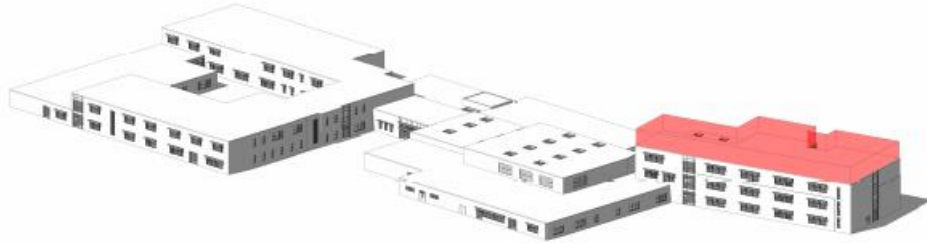
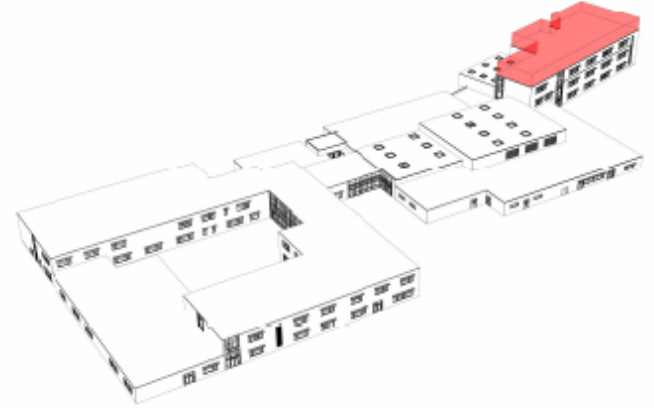
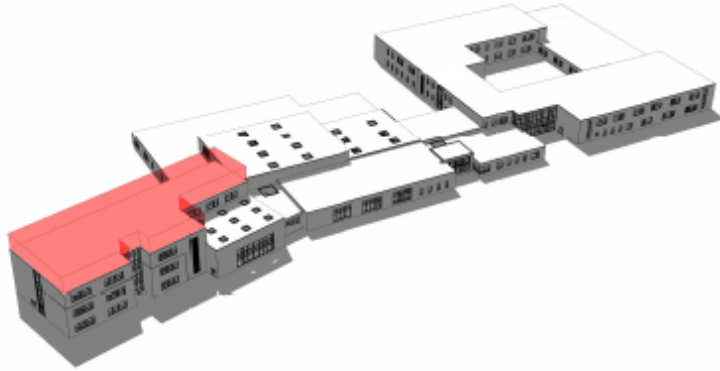
# MASSING

## MS EXPANSION OPTION 2



# MASSING

## MS EXPANSION OPTION 3





# Meetings and Milestones

## STEPS TO JUNE REFERENDUM:

- RSU 10 School Board Update (Pre-Concept Design Straw Poll):  
**February 28, 2022**
- State School Construction Concept Design Submitted By:  
**March 11, 2022**
- Community Forum #4 (Concept Design Straw Poll):  
**March 14, 2022**
- State School Construction Committee Meeting (Concept Submission):  
**March 25, 2022**
- State Board Meeting (Concept Submission):  
**April 13, 2022**
- Referendum Information Due to Town:  
**May 13, 2022 (30 days before referendum)**
- Targeted Referendum:  
**June 14, 2022 (Second Tuesday in June)**

## SCHEDULE

*"A welcoming and collaborative learning environment where we plant the seeds and nurture the roots for a strong tomorrow."*



### NEXT MEETING DATES:

- Weekly DOE Meetings: Tuesdays or Thursdays
  - **TUESDAYS:** Feb. 8<sup>th</sup> at 10am | Feb. 15<sup>th</sup> at 11am | Feb. 22<sup>nd</sup> at 10am
  - **THURSDAYS:** Feb. 10<sup>th</sup> at 10am | Feb. 17<sup>th</sup> at 10am | Feb. 24<sup>th</sup> at 10am
- Building Advisory Committee Meeting: **TBD (Early February)**

### NEXT DOE MEETING TOPICS:

- Energy / Sustainability Discussion
- Estimate / Budget

## NEXT MEETINGS/MILESTONES

*“A welcoming and collaborative learning environment where we plant the seeds and nurture the roots for a strong tomorrow.”*



HARRIMAN

Q&A