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attendees above			
File 08			

The agenda for this project progress meeting was:

- 1.0 Schedule**
- 2.0 School Construction Review & Approval Process**
 - New Construction vs Renovation Submission
 - Site Selection
- 3.0 3x3 Meeting Progress Summary**
- 4.0 Next Meeting**

1.0 Schedule **Action**

1. City Council and School Committee Workshop to review the 3x3's New Construction recommendation will be on September 11th. Since members of these groups have not been through the new East End Community School, it was recommended that the meeting be held at East End Community Elementary School.
2. School Committee vote on 3x3 recommendation to be held on September 19th
3. City Council vote on 3x3 recommendation to be held on October 1st
4. WBRC has continued to move forward with site selection materials in order to stay on schedule even though the 3x3 decision on New over Renovation has yet to be approved by the School Committee or City Council
5. The schedule is tightening the possible time for Programming and Concept design; additional delays may further compound this issue.

2.0 School Construction & Approval Process **Action**

1. The Site Matrix was reviewed comparing the Baxter site scoring in relation to the Dougherty Field and Clifford School sites. The Baxter site is scoring well above both of these other two sites. (see attached)
2. WBRC and Sustainable Design Studio completed the scoring shown on the site matrix. Typically this scoring is completed in cooperation with a project Building Committee, but no Building Committee has been established by the City or School Department at this point. A Building Committee is needed to keep the project moving smoothly through the state approval process.
3. Possible ranking information to be added to the Site Matrix would include:
 - Additional Cost at Local expense
 - Environmental Impact
4. Given the information collected to date for the Dougherty Field site and that the precise limits of the landfill are unknown and removal of the soils will be costly to the project, WBRC will provide a recommendation for the Baxter site at the next meeting along with an outline of reasons to support that decision. If these issues at the West School site were encountered at any other new project site, the site would typically be eliminated from consideration.

MEMORANDUM of MEETING

Reference: DOE Progress Meeting

Project: 3316.00 / Portland Elementary Schools

Date: August 30, 2007

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5. The DOE is opposed to building on landfill sites and they have a track record for not building on proposed landfill sites (Cumberland Middle School). They point out that it is a potential risk for the school facility and more importantly the students.
6. The Rec Department is very concerned about the loss of ball fields if a school project is constructed on the Dougherty Field site.
7. If the Dougherty Field site is chosen and the ball fields are displaced, the state can not support rebuilding of those fields elsewhere in Portland with State Funds if there is another site option available for the new construction (Baxter).
8. The best interest of all Portland students including the Clifford students must be the primary consideration.

3.0 3x3 Meeting Progress Summary

Action

1. On August 28th, the 3x3 voted 4-2 in favor of a New Construction School Project on a yet to be determined site. The recommendation included closing West School and incorporating its programs into other Portland School Department facilities.
2. Refer to the schedule information above concerning future City Council and School Board Workshops and approval vote meetings.

4.0 Future Meetings

Action

1. The next Project Progress meeting will be scheduled at a later date.

Respectfully Submitted,



Michael Johanning
Project Manager

DRAFT Site Matrix
8/30/2007

	Category	Source/Comments	Possible Points	Clifford	Baxter Site	Dougherty Field Site
1	Designated Growth Area	Comprehensive Plan	5	5	5	5
2	Public Water & Sewer	Portland Water District & City/adequate for existing schools	5	5	5	5
3	Zoning allows for School	City/ conditional use in zone; Planning Board review - must show there is no encroachment on residential areas.	5	4	4	1
4	Proximity to Fire Station	scaled/Baxter ±1.8 mi; West ±1.2 mi; Clifford-Brighton Ave and Congress St	5	5	5	5
5	Proximity to Police / Hospital	scaled/Baxter ±1.8-2.0 mi; West ±1.2 mi	5	5	5	5
6	Proximity to Comm. Resources (Library / DayCare / Clinics)	scaled/ closest library - Stevens Ave; Baxter ±0.9 mi; West ±1.2 mi.	5	5	5	5
7	Ease of Utilities Connection	Data / DSL (Check speed & map)	5	5	5	3
8	3 Phase Power	CMP - assume yes to both sites	5	5	5	3
9	Soils	SW Cole/Baxter - stiff to very stiff silty clay over a thin layer of glacial till; West - 7-10' fill over silty clay; both - groundwater perched above silty clay at between 1-5'	5	4	4	2
10	Ledge	SW Cole/Baxter - refusal at 7-8'; West - refusal at ±20'	5	5	5	5
11	Wetlands	Woodlot Alternatives/Baxter - 3 wetland areas provisionally identified; West - assume no wetlands present because whole site has been developed.	5	5	5	5
12	Site Drainage	observation/Baxter - gently sloped in an easterly direction; West - relatively flat but slightly higher than Douglas St.	5	5	5	5
13	Adjacent Landuse Compatibility	Baxter - residential neighborhood with a private high school across Ocean Avenue; West - residential with some light industrial across St James St.	5	5	5	3
14	On an Arterial Roadway	Access to each site is from City streets. Neighborhood is bisected by major arterials for both sites. See notes.	5	3	3	3
15	Traffic Sightlines	Ok for all three	5	5	5	5
16	Speed Limits	observation/Baxter - Ocean Ave 30 MPH; Walton St 25 MPH; West - Douglas and St James Streets 25 MPH Falmouth St 25 MPH assumed	5	5	5	5
17	Offsite traffic controls needed	City Transportation Engineer	5	4	4	4
18	Sidewalks / Walkable Site	Major arterials and a collector (Ocean Ave) bracket both sites diminishing walkability even though there are sidewalks. Sidewalk on Walton St is intermittent. Same issue with arterials for Clifford	5	5	5	3
19	Airport / Train tracks	Baxter - active rail line on west side with forest buffer; West - active rail line across St James St from site; Clifford - rail line across St John St some ways from school	5	5	4	2
20	History of Site	Land Owner, Tax Maps, City	5	5	5	0
21	Transportation	Portland Public Schools	5	5	5	5
22	Adult Ed Displacement	Portland Public Schools	0	0	0	0
23	Rec Department Displacement	Parks & Recreation - Field Space in Portland is already limited and the loss of ball fields at Dougherty Field with no replacement would be detrimental	5	5	5	0
24	Safe Access		5	2	5	5
25	Expansion		5	0	5	5
26	Playing Fields		5	1	5	5
27	Parking (Onsite)		5	0	5	5
	TOTAL:		130	108	124	99