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MEETING NOTES: Meeting #3

date: Thursday, February 13, 2019 @ 5:00 pm
project: Standish Community Center Conceptual Study
location: Standish Town Hall
To: Jen DeRice Director, Standish Parks and Recreation
Charlie Brown Point of Contact, Standish Building Committee SBC
prepared by: Kayla Caron Scott Simons Architects SSA
Chris Berry Scott Simons Architects SSA
Cc: Austin Smith Scott Simons Architects SSA
Scott Simons Scott Simons Architects SSA
meeting title: Meeting #3

Attendees: Kayla Caron, Chris Berry, Jen DeRice, Brady Lloyd, Charlie Brown, Mim Walker, Amanda Frost, Barbara Kelly

1. Meeting Minutes

- a. No corrections to meeting minutes from 1/22 meeting. All committee members were able to receive successfully via GoogleDrive Link.

2. Review Programming Areas and Floor Plan Schemes

Options 1 and 2

- a. SSA reviewed program items for floor plan Options 1 and 2 in comparison to South Portland Community Center.
- b. Program areas that were eliminated for space considerations include: playscape, climbing wall, stage, and Town Council Chambers and associated support (ie. A/V room).
- c. Remove 2 showers from the locker rooms and provide family shower/restroom like South Portland model.
- d. Cross Courts minimum should be 74' x 42'. Pickleball courts- 4 is acceptable.
- e. Show direct exit from Dining/Cafeteria to parking lot for Food Pantry visits.
- f. Lobby size can be reduced.
- g. On second floor, look at turning small meeting rooms into one large meeting room off of the Parks and Rec office space.
- h. Locker room should remain on first floor for oversight and easy access off the gym. Locker rooms to have open cubbies. Keep showers since this will be an emergency shelter.

3. Site Options and Conceptual Site Diagramming

- a. Option 1 is beneficial from a share parking standpoint and preferred between the two options. Access road through Brown lot to the north would be valuable, SSA to show for future site plan.
- b. On both options, showing 1-2 18-wheeler trailers on the site is important for current storage needs. Town uses these for storage. Parks and Rec will eliminate their unit and store within new building.
- c. Show existing trail system on site plan.

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- d. South Portland parking lot underserves their visitors, becomes an issue when parking overflows into residential neighborhood, learn from this lack of parking.
- e. Wetland delineation in April to help inform feasibility of the town site.

4. Preliminary Cost Worksheet

- a. SSA prepared a preliminary project cost worksheet for both Option 1 and 2. The cost worksheet estimates the Construction Cost as well Fixtures, Furnishings, and Equipment (FF+E), Arch/Engineering Fees and Services, Owner Contingency, and Administrative Soft Costs. Projections were included for 2020, 2021, and 2022.
- b. Based on initial conversations, the Committee was willing to look at some gym size reductions to the cross courts for cost savings. Initial target of \$8-10M, the lower the better chance for resident approval.
- c. SSA to make floor plan edits and revise cost estimate to reflect changes.

5. Proposed Schedule

- a. Change to schedule- goal is to have study completed by April/May 2020 – budget for the project a key component.
- b. Ideally community center will be on the November 2020 referendum.

6. Next Meeting Time: Wednesday February 26th at 5:00 pm at the Town Hall.