

**Special RSU 63 Board Meeting
January 7, 2016
Eddington School
Minutes**

Members Present:

Town of Clifton – Dola Hinckley;
Town of Eddington – Rusty Gagnon, David McCluskey and Nikki More;
Town of Holden – Chris Doering, Chris Galinski, Jennifer Newcomb and Suzanne Wieland;
Dr. Kenneth Smith, Superintendent of Schools.

The meeting was called to order at 6:30 p.m. A salute to the U.S. flag was conducted and a moment of silence observed.

The purpose of the meeting tonight is to inform the Board and community members of the results of a study that was conducted on our schools - Eddington Elementary, Holden Elementary, and Holbrook Middle School. Oak Point Associates architect Tyler Barter is in charge of this project and he will layout a synopsis of the different parts of this project. This is the first part of a two-part inspection. When the Facilities Study is complete you will have a complete view of your schools and what it would cost to renovate the existing buildings or to build a single school. The Board will decide on the best approach and present their recommendation to the voters at some point. This presentation is about the inside of the schools and not the educational issues. It also does not address the grounds and outside safety issues like the entering and exiting roadway issues, which will be included in the second part of the project.

Three School Facilities Report Presentation – Architect Tyler Barter, Oak Point Associates:

Tyler Barter gave a brief background of Oak Point Associates. They have handled small renovations and large renovations up to 225,000 square feet. The architects and engineers visited each of the schools and looked at all the existing conditions, previous reports and studies from the district, as well as blueprints. A comparative analysis was done. When these buildings were built they met code. RSU 63 has done a great job with the building maintenance. However since that time a lot of things have changed, and many systems are nearing the end of their useful life due to age and are out of compliance with today's more stringent building codes. They looked for things that showed deterioration.

Tyler Barter discussed Oak Point analysis and conclusions. They discussed the following four major systems for each school building with their recommendations for each school:

- 1) Structural systems – foundation system (walls), roof structure, insulation and lateral force resisting system.
- 2) Architectural systems – life safety components, accessibility, and interior finish (ceilings, walls, floors, and partitions). Accessibility requirements are not grandfathered and would need to be brought into compliance almost immediately.
- 3) Mechanical and plumbing systems – boilers, unit ventilators, and sprinkler system. If we did do major renovations, we would be required to put in a full sprinkler system.
- 4) Electrical and fire alarm systems – light fixtures, receptacles, exterior lighting, fire suppression system, and emergency ventilation.

We have wood framed buildings in the 60 plus year range that are starting to show a lot of wear and tear, systems that are becoming outdated, which equals a lot of money in construction costs. Oak Point Associates provided estimated construction costs, which does not include soft costs which include project contingencies, architectural designer fees, and fees associated with permit requirements. Oak Point estimates the base bid for this project at \$7,253,010.00.

The next step is to take a look at the educational programs in the building. They will be meeting with staff on January 19 and 20. They will be looking at what is working and what is not working, and what would be required for additional square footage or possible reconfiguration of space. We have to find the most efficient method of meeting the educational needs of the students. That would form the basis for a new construction project.

Questions and Comments from the Public:

At the moment, Eddington School has an on-site water storage facility for the fire suppressor units. Jeffrey Egolf asked if future expansion would require connection to the main water line with the town. We would look at the most effective way to get the required water flow and pressure. The most cost effective way to do this is to tie into the town water supply. This is something you could do over time and does not become critical unless doing an addition or major renovation to the building.

A community member asked if there are any surfaces or anything in the walls, such as asbestos or lead paint, due to age, in any of the buildings that would be more costly to repair or fix. Eddington School and Holbrook School have asbestos in the floor tile.

A community member asked if the State would fund the project and if so, how long is the wait list to fund a new school. Currently the State is working on funding schools on their 2010 list. If ranked high enough to get a project, it is approximately ten years from the time a district/school makes the list to getting funded. If the

State funds the project, the State pays for the land acquisition cost associated with the project and would make you go through a regional analysis. Given the age of the buildings and other than ADA requirements, do other renovations have to be done before a new school is built? Yes, we are likely looking at needed improvements.

The State will build you an entire school to state standards and reimburse principal and interest bond payments. They have an established set of standards that dictate what they would give you for different items. However, it is possible that you might want something for your new school that the State would not pay for. You would then be responsible for paying for that item with local or private funds.

Would we have to purchase land to build a new school or can we use one of our existing building sites? We would have to purchase the land and acquire enough land to have our bus fleet housed on the property. Rusty Gagnon stated we may like to expand our bus fleet and contract out to other districts for their transportation needs in an effort to raise additional revenue. Also we may want to build a storage unit on the property, which could generate income if we offered the service to other districts.

Representative Peter Lyford stated that presently 71 schools are on the DOE school construction list. The State knocks off one to three schools year. RSU #63 will be competing against schools built in the 1930's and 1940's. He has been told that water source, sewer system, amount of asbestos, portable classrooms, site safety, and physical condition are important to have in the report to get on the State list.

In the state school construction application process, we would need an individual application for each school. But we may be interested in a single consolidated school to house all PK-grade 8 students.

When the concept design/master plan is completed, Rusty Gagnon asked if an estimated cost to run the school could be included in it? Yes it can.

There was discussion on obtaining local funds for the project versus potentially spending years on the state construction list waiting for state funding. When the project is complete the communities will have plenty of information about their schools in which to make informed decisions regarding which way to go, renovate three schools or build a single school.

At 8:16 p.m. a motion was made, seconded and passed to adjourn the meeting.

More/Newcomb

8/0/0

Sincerely,

Kenneth Smith, EdD
RSU #63 Superintendent of Schools

