

# School Administrative District No. 53

293 Hartland Avenue Pittsfield, ME 04967

(207) 487-5107

Fax: (207) 487-6310

Burnham

Detroit

Pittsfield

**Excellence in Education**

Michael A. Gallagher  
Superintendent of Schools

## Building Committee

Minutes

11/12/09

Members in attendance: P. Williams, J. Bradshaw, and Superintendent Gallagher

Item 1. Repair, replacement schedule review to determine summer projects – the repair and replacement schedule for 2007 through 2011 was provided to the Building Committee by Superintendent Gallagher. Items that had not yet been completed on the list that was developed in 2007 were italicized. It included just one item at the Burnham Village School - the replacement of playground mulch surface. The Building Committee indicated that it should be done as long as the Burnham Village School remains open.

At the Manson Park School it was determined that only the safety issues should be addressed. Therefore it was decided that the bark mulch playground surface should be completed. At this time it was not considered prudent to complete the other projects listed for completion between 2007 and 2011. The other projects listed are substantial in terms of capital outlay and amount of time needed for renovation. Also the cost for those projects may be inconsistent with long range facilities planning.

At the Vickery School it was determined that a review of the replacement for the phone system be completed prior to initiating a process of gaining bids. If the system still works and simply needs some maintenance, the maintenance should be completed rather than replacing the system. The phone system was also scheduled for replacement at Warsaw Middle School. The same process should be used at Warsaw. However, if the assessment indicates that the phone system should be replaced, a recommendation will be made to do so. Exterior door replacement was discussed for both Vickery and Warsaw. It was decided to make the decision about whether to replace them or not would be based on whether it was for esthetics, safety or for energy efficiency reasons. The purpose for replacement of the doors was primarily for energy efficiency at Vickery while at Warsaw it was considered for safety and energy efficiency reasons. Further consideration for replacing the exterior doors at Vickery School will be accomplished. It was felt that the exterior doors at the west end of Warsaw should be replaced, and perhaps modified to be two doors and a glass panel, as opposed to three doors and two sidelight glass panels.

[www.msad53.org](http://www.msad53.org)

[gallag@msad53.org](mailto:gallag@msad53.org)

However, prior to reducing the number of doors, it would be necessary to check to see whether or not means of egress from the building would be acceptable. It is quite likely that the doors as they exist currently would need to be replaced just as they are so as not to change the structure of a previously existing situation. It was also concluded that an assessment be completed on the classroom door frames on the interior of the building where they are rotting out at the floor level. It would seem that some sort of framework could be installed to strengthen and esthetically recondition the frames of the doors.

Paving projects at both the Vickery School and Warsaw Middle School were considered to be projects that would be pursued. However, it may not be prudent since in a tough budget year, the public may question why the district is spending dollars on paving, rather than on educational needs, even though funding for any of the capital repair/replacement projects would come from the capital reserve fund.

In making the final determinations for repair and replacement projects, the committee determined a review of Item 3 on the agenda was necessary - the application process for a new school. Committee members were provided with the timeline for school facilities major capital improvements process rating cycle for the 2010-2011 year. The application to the Department of Education for major capital improvements was available on November 1, 2009 with an application deadline of June 15, 2010. The timeline for final approval of any of the applications would not occur until 2012-2013. The Building Committee recommended that MSAD #53 pursue making application for a new school. These initial ideas will be shared with the school board at the December board meeting including a process to involve the community in sharing the rationale and determining the validity and for making application. Superintendent Gallagher will add this item to the December 2009 board meeting.

Item 4. Use of VFA software - Superintendent Gallagher explained that he attended a summer training to learn how to use a web based facilities planning document. He is required to submit updated reports regarding the district's buildings and grounds so that the state has information regarding all of the district's schools. This information would be utilized in the process of approving schools for capital projects.

Item 2. Proposed electricity provider rates information - Superintendent Gallagher indicated that he had been approached by a discount electrical energy company - Glacial Energy which could provide the district with approximately 14% savings for electricity costs district wide which would amount to approximately \$5,000 in cost savings. He then indicated that he had a recent conversation with Chris Anthony regarding a new law that would provide Mr. Anthony with ability to provide the school district and the town of Pittsfield with very inexpensive electricity purchases directly from his electricity producing hydroelectric plant. Therefore, no decision was made regarding changing the provider for electricity to the district until after a conversation with Mr. Anthony could be held.

Item 5. Other - Superintendent Gallagher indicated that there are some mold and mildew issues that are evident with the new construction on the north side of Warsaw where there

are penetrations for the univents - (heater/ventilators). Because the exterior grills were not caulked prior to installation, water has seeped in around the penetrations and saturated the cement board and other building materials on the inside of the school. It would appear that this is just on the first floor level of Warsaw's north side. Superintendent Gallagher has contacted R & R Construction and they will come up to do an inspection of the building penetration and mold/mildew issues. He has also contacted architect Richard Higgins so that he may also be involved in making determinations as to who is responsible for repair and how the issue will be resolved. Superintendent Gallagher will keep the Building Committee and board posted regarding the solutions determined to repair any and all damages.

Being no further business the committee adjourned at 7:50 P.M.

Respectfully submitted,

Michael A. Gallagher