

# Winslow Junior High Building Committee Meeting Minutes

April 4, 2013

6:00 P. M. to 7:30 P. M.

## Winslow Junior High Library

Susan Walters, Pat Poulin, Jack Nivison, Dan Wildes, Rick Mackenzie, Linda Lambert, Shelley Williams, Kyle Price, Kevin Michaud, Paula Pooler, Mike Heavener, Jerry St. Amand, Henning Stabins, Earl Coombs, John Ferry, Eric Haley, Peter Thiboutot

1. Review minutes of February 7, 2013

Approved

2. Programming needs audit – Kyle and Kevin

Floor plans handed out.

Current Use reviewed- Every wing has 7 standard classrooms. Every wing has a moveable wall but they are not utilized. Each wing would have various combinations of computer lab/art and smaller title/RR/Counselor rooms.

Future Use- Took existing programming and tried to place in potential classrooms if wing added. Easiest to do was grade 7 and 8 because Stephen did that for us. Main Office may relocate. K the same as it currently exist. Nurses suite moved to office area. Possibility of converting old nurses station to a Life Skills area. Put Industrial Technology and middle school offerings as close to 7<sup>th</sup> and 8<sup>th</sup> grade wing as possible. Second floor plan.

Kevin would like us to consider using the entire second floor plan as the designated area for a middle school library. That would mean finding spaces for some of the areas that Mr. Blatt marked as rooms on the ends of the media space. In addition to finding space for those areas there is also a need for additional space as well to house current programming. Some of these rooms would be for: GT, JMG, Health, Industrial Arts as examples. When looking at future use, still don't think there are enough classrooms with today's population. Kevin feels he needs five classrooms in each wing. May not need that at a future date.

A list was handed out listing additional space concerns. Eric will send the drawings and the list to Stephen Blatt for his review.

3. Design/Build concept – Dan

Design Build Concept (vs. Design bid and build). Dan is employed by Sheridan Corp. in Fairfield. Rick Mackenzie. Sales manager for Sheridan. All kinds of different variations with design build concept. They control some of the factors. For example, If they control the architect, (the design) and do construction management, they can keep the cost down. Eric asked if this process still needs to be approved by Bureau of General Services (BGS)? We are not sure if this process is allowable when dealing with schools. BGS doesn't like schools being in a situation where the architect is hired by the contractor. Their interest is to protect the taxpayers. In the Design Build model, the owner pays the architect. The nice thing about design build is that it's a single source of accountability. Processes and products are reviewed during the course of the design vs buying the complete package.

Jerry reminded everyone that the town went with the design build concept. Unfortunately, the project was scrapped due to a permit error (Police Station) and it will take serious work to sell the taxpayers/council on the design build concept.

Eric will contact BGS and ask if the design build process is allowable with public schools.

#### 4. Feedback from Stephen Blatt regarding community use of WJH

“So you are trying to make an apple out of a pair” Stephen is concerned about a few major issues. One of them being school safety. As we all know, school safety has become a huge concern in today's world. People don't have a right to enter a school building without authorization but they do have a right to enter a municipal office space.

Currently, there is no good way to secure the building. Stephen commented that we would be better off making it a community building and getting the children out of there. Another concern he raised was the unknown expense when dealing with an older building. Lets say we decided to start renovation and a year later the building experiences a catastrophic failure? Would we then be in a position where we are second-guessing our decision at that point?

Having raised the above concerns, he will work up some numbers on the concept of mixing school and municipal offices if that is what we wanted to do but he would not recommend that option.

Mike mentioned that there was a gentleman from Portland who examined the jr. high as a potential for senior housing. Jack mentioned the possibility/concept of converting the jr. high to a true community center.

Jerry mentioned that the sentiment in town is to save the building (not necessarily as a school). Jerry feels that it seems to be a logical choice to move ahead with the plan to move the students to another facility and convert the jr. high to some type of community center.

5. Realistic timeline for starting project. Mixture of debt service and financial obligations need to be considered before decisions can be made.

6. Public meeting

Too early to discuss.

7. Next steps

8. Future agenda items

Feedback from Bob Gurney (BGS)

Feedback from Stephen Blatt (Bubble Drawing)

9. Next meeting date – May 2, 2013