

Building Committee Meeting

DATE: April 12, 2017, 6:30 PM

LOCATION: Nokomis Regional High School Library

Members Present - Chad Stratton, Chris Easton, Bill MacDonald, Ryan Parker, Jason Scholten, Jennifer Watson

Members Absent - Chris Pepin

Other Board Members – Corinna Caron, Susie Hopkins, Robin McNeil, Erik Stitham

Staff - Mike Hammer, Licia Goodridge, Angela Brown, Gene Crockett

Public - Rob Tillotson and Norm Lemire of Oak Point Associates

Public Comment - None

Oak Point Associates Project update - Meetings with the DOE are more frequent now, weekly and bi-weekly. Each meeting is a negotiation. Rob said the State asked us to reduce siding costs on the cafeteria section, so he just did that. Design Development will be wrapping up within in the next two months and final approval is scheduled for July with the bid date the following day. The DOE has been very supportive throughout the process and will give the RSU a fine educational project. The department has inquired about private fundraising and has asked for the amount secured by these activities towards the project by next Thursday 4/20. We will continue to push for a two story space in the lecture hall (performing arts) area of the building, as the Department has suggested that it be decreased to a one and a half story space. Gym sizes will be per the State's specification with 600 seats on the HS side and a border around the court. Project design is about 60% complete. The wood chip boiler building was not included in the initial square footage of the building. It's approximately 3500 sf. The Department is aware of this. Oak Point has been able to enclose the space above the kitchen for mechanical equipment. This will decrease the amount of equipment on the roof. There will be good access from inside to all mechanical spaces. We are still working on phasing. The wood chip boiler connection to Seabasticook will be at the end of the project, but the line may be installed to a certain distance sooner. We are making decisions about abandonment in place versus removal of the existing septic system at Seabasticook. High School scheduling of sporting events on fields will need to be considered when phasing this project. Skylights are not shown on the MS gym roof. They are shown on the HS gym roof. The HS athletic director notes he's undecided about them. The principals and athletic directors of the middle schools were contacted about having skylights in the gym. The consensus was not to have them. Rob feels they should be installed, as natural lighting is good for the learning environment. Athletic directors and principals are concerned with glare, assembly projection issues in a lit environment and future leaks around them. Most spaces have natural lighting. Two rooms on the second floor have skylights since they are located in the middle of the facility. Board members also mentioned some issues of other schools who have second floors that retain excessive heat over the summer months and have glare due to the amount of natural lighting from windows and skylights. Some spaces can't use white boards because the space is too light. Rob asked that we contact schools he's designed. Licia will contact Ellsworth, Mt View, Chelsea and Falmouth schools

and get back to the committee with opinions of skylights in the gyms. Chad asked about smart lighting in the new facility. Licia sent information to Norm several months ago about a test space at Seabasticook. She will resend it and Oak Point can clarify to what degree it will be in the new building. Gym lighting will be on a switch.

Ryan asked about future roof mounted solar panel placement and the structure's ability to hold them. Rob responded that the roof will be designed for snow loads in Maine per the construction requirement for new schools.

Nokomis Boiler - The committee reviewed all options for a backup heat source for Nokomis High School, if the existing boiler should terminally fail. They elected to budget for the boiler rental option but want to wait for failure before securing the unit. They will propose to the board that money will be in the budget for a 10 month heating period. A rental unit could most likely be installed within +/- a week's time, if one is available.

Snow Removal Results - Licia distributed a spreadsheet with low bids for all locations identified. The committee will recommend going with the low bid as noted to the board.

A.P. Lawrence & Daughter ~ Hartland Consolidated, St. Albans, Somerset VMS

Central Maine Stoneworks ~ Corinna Elementary, Nokomis High School

Mark Erskine ~ Etna-Dixmont School

Rick Faloon ~ Bus Garage, Newport Elementary, Seabasticook VMS, Superintendent's Office

Other - We are working with Oak Point to maintain electric, water and sewer services on the existing Nokomis HS side of the road. Mike will ask Oak Point for more details and associated costs to do this and accommodate future space options. Alternative Ed is outgrowing their existing space. The superintendent's office is an inexpensive facility to operate. We need to get the word out on the street, as there is a misconception that the facility costs are high at this location. Licia will e-mail a revised facilities budget to the committee prior to the 24th budget meeting for review.

Respectfully submitted,

Licia Goodridge
Facilities Director