

**REGIONAL SCHOOL UNIT NO. 18  
MAJOR CAPITAL APPLICATION COMMITTEE**

**June 7, 2010  
Minutes**

The meeting of the Major Capital Application Committee began at 7:07 p.m. in the Board Meeting Room at Central Office in Oakland.

Members Present: Glen Davis, Lora Downing, Elwood Ellis, Linda Laughlin, Gary N. Smith and Michael Tracy

Members Absent: Kelly Archer, Larry Brown, Donna Doucette, Ramona Freeman, Jeffrey Frost, Robert Garrett, Connie Packard, Larry Rancourt, Conrad Shaw and Jeffrey Sheive

**Update Regarding Belgrade Central School**

Regarding the Belgrade Central School student safety and vehicular congestion problem, one concern is limited space. The front of the School is a very confined and congested area. Buses, staff, visitors and student/staff/visitor foot traffic all use the same congested space, which is a concern for pedestrian safety issues.

The school building is fairly close to the road, with a steep embankment on one side of the School and a playground on the other side. Past attempts to remedy the problem have included angled parking and clearly marked fire lanes used by buses, but results have not relived the safety problem. The plan includes redesigning the traffic flow and separating the parent and bus traffic, as it is at the other District schools. The bus drop off location will be moved to the playground side of the building. The playground will need to be relocated to District-owned land behind the building. This move will provide the safety needs and bus efficiency that the District has not been able to achieve thus far.

The budget for this project is \$558,000, which includes \$407,000 for construction, \$61,500 for contingencies and \$89,500 in other costs (advertising, etc.). There are no projected savings for this project, but this work addresses significant site safety improvements.

**Update Regarding Messalonskee High School**

A major component of this renovation is the complete restoration of the entryway to the High School (Performing Arts Center entrance). Currently the cement walkway is crumbling and makes walking and wheelchair access dangerous. Part of the deterioration of the cement comes from faulty draining in the area which is sloped. The plan also includes expansion and redesign of the plaza area where students congregate. Also included will be improvements in exterior lighting, specifically parking lot lights.

A second component of this renovation is a small change to the cafeteria space. Currently the room is unappealing, noisy with bad acoustics and does not accommodate the student body. Renovations will include improving aesthetics and sound proofing of the room, which will deaden the noise level and will also create some additional space by making minor changes in the existing space.

The High School curriculum is in the process of being reviewed, with the intent of focusing on the sciences in the next year and working with State standards. To implement the changes in the curriculum, two rooms in the science wing will need to be converted from classroom space to wet labs.

Enrollment will be at approximately 800 students over the next 10 years according to the enrollment study. Currently there are eight full sized classrooms in the portable cluster behind the main building. This work does not get all students into one building, and as the portable building ages, maintenance must be done to keep the building in good shape.

Ms. Downing asked if the High School administration could look at how soon people could be moved into shared classrooms. Ms. Laughlin noted that the room schedule was reviewed with Steve Blatt, and the schedule was built accordingly. We are not quite there, but it would be tight.

Ms. Downing noted that when the School was renovated in 1992, it was built for 700 students. In the fall of 1998 there were over 900 students, and by that November the portable building was brought on site. The original main entrance (upper wing) was designed to go either way on the ends. The English wing was designed to come further out. Superintendent Smith noted that as buildings shrink in size in number of students, there are creative ways in which that space may be used. However, the School would probably still have to add three to four classrooms.

The budget for this project is \$860,500, which includes \$631,000 for construction, \$94,600 for contingencies and \$134,900 in other costs. There are no projected savings for this project, but this work addresses needed improvements to the School and items that have been part of the maintenance plan.

Superintendent Smith noted that there might be an opportunity, as part of this work, to put security cameras across the District in a more comprehensive solution.

### **China Major Capital Application and Other School Applications**

Applications are due to the Maine Department of Education (MDOE) next Tuesday, June 15. Work is well underway. In addition the District did submit two more Qualified School Construction Bond (QSCB) applications for Belgrade Central School and Messalonskee High School, as described above. Funding would come from stimulus money.

The Committee authorized the administration to submit three applications for the School Revolving Renovation Fund (SRRF). The SRRF is a State of Maine program for the purpose of providing funding for smaller capital improvement efforts. These program awards result on a grant that does not need to be paid back, and the remaining portion of the award is paid back at 0% interest over 5 or 10 years based upon the size of the SRRF award. Applications will be submitted for the Belgrade Central School project, the China Primary School emergency egress road project and the James H. Bean School wastewater system project.

**Discuss Report and Update for the RSU 18 Board**

<b>Project: Messalonskee Middle School</b>		
<b>Description</b>	<b>Financials</b>	<b>Notes</b>
The major components of this project change the parent vehicle drop-off location to improve overall traffic flow for the Messalonskee campus, build a playground area for students, and build a health room for physical education students.	The budget for this project is projected to be \$325,000 and is broken down into the following categories: Construction - \$250,000 Contingencies - \$30,000 Other Costs - \$45,000	The cost savings of \$125,000 projected for this work is a result of moving the 5th grade students from Sidney, Belgrade, Rome, and Oakland to MMS
This project should be considered together with the Williams Elementary School project.	The Board authorized submission of a (QSCB) for this project.	The QSCB application for this project was approved.

Technically, if the 5<sup>th</sup> grade move to Messalonskee Middle School doesn't happen there will be a space issue at the James H. Bean School. Bringing in a portable classroom would cost approximately \$150,000, and an addition to the School would cost about \$400,000.

<b>Project: Williams Elementary School</b>		
<b>Description</b>	<b>Financials</b>	<b>Notes</b>
The major components of this project are for renovations and new construction to allow for this School to become a Pre-K to Grade 4 School. The current 5 <sup>th</sup> grade would move to MMS. Other major components of this project include improvements to the WES site that improve traffic safety for the overall Messalonskee campus, increases visitor and staff parking, increases parent drop-off space, and redesign of the playground areas.	The budget for this project is projected to be \$2,920,000 and is broken down into the following categories: Construction - \$2,212,000 Contingencies - \$333,000 Other Costs - \$375,000	The projected savings of this project are \$410,000, but this is offset by associated debt service payments to accomplish the needed renovation and construction work. The projected net savings are estimated to be \$240,000 annually.
This project would result in the closing of the Atwood School, currently PK-2.	The Board authorized submission of a (QSCB) for this project.	The QSCB application for this project was approved.
This would make all RSU 18 elementary schools PK-4 and both middle schools Grades 5-8.		
This project should be considered together with the Messalonskee Middle School work.		

If the Board authorizes the administration to move forward, the base year 2009-10 will have to be used, and the District will have to work with the auditors to get reports done in such time that there could be a vote in November. If the Town citizens vote to keep the School open, then the Town would be assessed for keeping the School open for that year. At the completion of that year, the citizens would need to vote again. There is another component to this project. In order for the District to move forward with this project, it would require a 2/3 vote of the Board.

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<b>Project: James H. Bean</b>		
<b>Description</b>	<b>Financials</b>	<b>Notes</b>
<p>The major recommendation(s) for this School are to address the School student capacity and School septic system issues.</p> <p>A floor plan has been devised that addresses the School capacity issues by moving the 5<sup>th</sup> grade to MMS. If this does not happen then additional portable classroom space or school renovations would be required.</p> <p>This project should be considered together with the Messalonskee Middle School project.</p>	<p>The estimate for replacing the septic system is \$225,000 (estimate is \$200,000, but added \$25,000 for a project contingency).</p> <p>No estimates of addressing capacity issues have been developed at this time.</p> <p>The RSU18 Board has authorized the submission of a SRRF application for the septic system work (due by June 30).</p>	<p>There are no projected savings for these projects, but the space needs of the student population and septic system failure must be addressed</p> <p>A SRRF application will be submitted for the septic system project.</p>

<b>Project: Belgrade Central School</b>		
<b>Description</b>	<b>Financials</b>	<b>Notes</b>
<p>The major recommendation for this School is to address the student safety and vehicular congestion problem at this School. Currently the front of the School is a very confined/congested area and bus, staff, visitor, and student/staff/visitor foot traffic all use the same congested space. The plan reconfigures this space and redirects the bus traffic, adds an additional parking area and moves a playground area.</p>	<p>The budget for this project is projected to be \$558,000 and is broken down into the following categories:          Construction - \$407,000          Contingencies - \$61,500          Other Costs - \$89,500</p> <p>The RSU18 Board has authorized the submission of a SRRF and a QSCB application for this work. SRRF applications are due by June 30.</p>	<p>There are no projected savings for this project, but this work addresses significant site safety improvements</p> <p>It is expected to hear approval of the QSCB application right off.</p>

<b>Project: China Middle School</b>		
<b>Description</b>	<b>Financials</b>	<b>Notes</b>
<p>The recommendation for this School is to submit an application for new school construction to the State. This facility has numerous issues, and the recommendation is to ultimately close this School and add space to the China Primary School to accommodate Grades PK-8. A concept drawing has been developed showing the ability to do this with the projected population for China.</p>	<p>The budget for this project has not yet been determined, but is expected to be a project requiring 30,000 square feet of new construction and 9,300 square feet of renovation to the current China Primary School. Note: These space estimates would be further refined when the MCIP gets approval.</p> <p>The RSU18 Board has authorized the submission of a MCIP for this project. MCIP applications are due by June 15.</p>	<p>There would be significant savings as a result of closing the China Middle School, but these are not fully developed at this time.</p>

<b>Project: China Middle School – Emergency Access/Egress</b>		
<b>Description</b>	<b>Financials</b>	<b>Notes</b>
The recommendation is to develop an alternative access/egress route to the China Primary School.	The estimate for replacing the septic system is \$100,000 (Note: This estimate includes \$20,000 in contingency).  The RSU18 Board has authorized the submission of a SRRF application for the septic system work (due by June 30).	There are no projected savings for this project, but we have been approached by the Town of China and Emergency Response Groups requesting that we address this.

<b>Project: Messalonskee High School – Traffic Flow</b>		
<b>Description</b>	<b>Financials</b>	<b>Notes</b>
The major components of this project change the bus and parent vehicle drop-off location to improve overall traffic flow for the Messalonskee campus. This work is tied to the MMS and Williams traffic flow and safety improvements. This project renovates the entry to the School by the new bus drop-off area adding a lobby and moves the Athletic Office area. It also adds a pedestrian walkway between MHS and MMS to segregate vehicle and pedestrian traffic.	The budget for this project is projected to be \$511,000 and is broken down into the following categories: Construction - \$379,000 Contingencies - \$57,000 Other Costs - \$75,000  The Board authorized submission of a (QSCB) for this project.	There are no projected savings for this project, but it addresses long standing safety and congestion issues on the school campus and on the local streets adjoining the schools.  It is expected to hear approval of the QSCB application right off.

Mr. Ellis asked if a summary sheet could be prepared that ties all the projects together. He noted that if the Board votes to proceed and the District waits until November for voting, then it does create a construction timing issue. If approval for the bond is granted, the bond will be issued in May. QSCB does not allow payment on anticipation notes and does not allow interim financing. If the Board approves the projects, it could do a reimbursement resolution in July, allowing design work up front and a construction agreement with the architect.

Ms. Downing asked if a summary sheet regarding dollars saved could be prepared for the Board for the June 23 meeting.

Superintendent Smith noted that the projects as presented are what are recommended for the Committee's approval.

The Committee gave its formal consensus to move forward with the recommendations to the Board.

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Gary N. Smith  
 Superintendent of Schools