

RSU 78 Facilities Committee

January 5th, 2016. 4:00 pm

MINUTES

Present: Nancy Hilliard, Monika Liedl, Tony Clark, Chris Farmer, Mary Richards, Charlie Brown, Jay McIntire, Ginny Nuttall, Eric Burgess (5:00)

Call to Order: 4:05pm

Chairman Farmer outlined his expected practice:

- Minutes submitted to the committee
- 48 hours for members to comment or suggest changes
- Posted to web site after 48 hours of no comments/corrections
- Submitted to board at next meeting

Chairman Farmer noted he will seek consensus approval of all matters coming before the committee.

Schedule: 1st Wednesday of each month at 5:00 p.m.

Summary of previous meeting:

- due to closeness of public referendum vote, committee felt it was imperative to have a united board front in regards to actions
- the administration is to keep the website updated with information to maximize transparency
- Chair Farmer reviewed previous meeting minutes

Construction Delay:

- Summer 2016 vs Summer 2017. When to start?
- Arbitrage rules - Our project is exempt due to its small size, so we could collect interest on the bond if we delay construction for a year.
- interest rates: The actual rate we get will be determined by the rate the bond bank is able to sell the notes for once all the projects are bundled. The next anticipated bond sale is April.
- Within 6 months of receiving QZAB we must have contracts for 10% of cost of the project covered by QZAB (\$140,000) (i.e. elevator, sprinkler)
- If ground-breaking is delayed to 2017 payments would start closer to end of project rather than a year after completion of the project.
- Jay compiled a list of questions to the architect regarding the proposed renovations. These primarily addressed functional space.
- We have received mixed messages about the inclusion of an adequate furniture budget within the project budget.

Mrs. Richards asked about next steps. a variety of options were considered:

- doing a study of actual locations of utilities prior to starting project
- considering other architectural firms
- hiring a Clerk of the Works with construction management experience

Architectural issues were mentioned by Mrs. Richards & Mr. Farmer, including

- questions regarding plans
- lack of definitive plans showing the location of utilities and their lines
- conflicting ideas of how to provide water for fire suppression

Superintendent McIntire reviewed what the “Clerk of the Works” role would be, including getting answers to some of the 49 questions developed from JM’s conversation with staff, contributing to the bid specifications, and overseeing the construction on site.

Next Steps:

1. Architectural contract - scope of work
2. Begin process for begin bond acquisition
3. Process for hiring a Clerk of the Works
4. Planning in this budget season for underlying costs
5. Complete QZAB process

It was pointed out that this architectural firm also built the Vinalhaven school. Since some members of the committee will be there in a few days for basketball games, the group brainstormed questions that could be asked to locals there, including:

- were the estimated utilities and maintenance costs in-line with the actual?
- is the use of natural lighting adequate?
- how has the library space worked?
- is office space adequate, including storage?
- Are entrances functional and secure?

The consensus of the group is that although great attention to detail must be achieved in the bid specifications to protect the district from after-construction problems and that an experienced clerk with construction experience needs to be found asap, the group agrees to move forward immediately.

Adjourn: 5:15pm

Next Meeting: February 3rd, 5:00 pm