

## Middle School Building Committee

### Minutes

Tuesday, April 25, 2017

5:30 P.M.

Elm Street School

Members Present: Tony Bennett, Nick Konstantoulakis, Jack Wiseman, Lisa Cesare, Steve Bolduc, John Hawley, Mary Martin, , Rick Jones, Shawn Vincent, Norm Davis

Members Absent: Cari Medd, Tina Meserve, Stan Tetenman, Bill Eldridge

Others Present: Alan Kuniholm, Architect, Carl Beckett, Mary Beth Taylor, Yvon Gilbert

**Item 1 – Review and Approval of March 28 meeting notes.** John asked if there were any comments on the previous month's minutes. Norm asked that the attendance for the March meeting did not show that he was there. John will make the correction to the notes.

John had the group introduce themselves, as there were people in attendance that not everyone may have known. Other than the regular committee members, Carl Beckett and Yvon Gilbert, residents of Mechanic Falls and Mary Beth Taylor, newly elected Poland Selectman filling in for Stan who could not be in attendance, were at this meeting.

**Item 2 – Review New Concept Plan** – John explained that after the public forum, the school board directed the committee to consider a Plan B option and the committee felt offering more than one plan for people to vote on would not be a good idea. The new goal would be to create a concept that meets the needs of the middle school and provides better security for the whole building. He turned the meeting over to Alan who presented a plan that drastically scaled down the renovations to the high school administration and existing middle school wing. The new concept retained a version of the shared entrance but the reduced renovations created issues that would need additional exploration. John had met with Shawn and Cari earlier in the day and these were some concerns that were brought up regarding the new concept:

- Two HS guidance counselors offices that are displaced for HS administrative secretary at main entrance do not show on the new plan
- Administrative secretary new space will not be large enough for the two secretaries and all of their current staff
- A single HS guidance office is outside of the main office space
- In school suspension space now too far from supervision
- MS administrative secretary should not be separated from MS Principal
- The restorative space in the MS which is now a special ed room will need to remain a special ed room, going to need an additional room
- Loss of a bathroom in the main office.

Carl asked about the cost breakdown for just the shared vestibule and stated people will want to know what that cost is. Alan said he could provide that but at this point, this concept plan was using the pricing based on the first concept and this new plan had not been sent to estimators yet. He could not break out that price at this time.

Carl asked why we could not continue to use the two existing entrances. It was explained about the lack of direct site for staff in the high school office to anyone who is pressing the buzzer to gain entry. Once people are let into the building, there is no way to direct them to the office to sign in

and further ask the reason for the visit. Carl suggested building a hallway in the lobby at the high school that would direct people to the office.

John also spoke of the disconnect between two entrances and a recent security risk that occurred. The high school was aware of a parent who should not be let into the school but that info was never communicated to the middle school entrance. The parent could have easily gain access at the middle school entrance as they were not aware of the restriction. Every attempt is made to keep the communication channel open but a simple oversight such as this is a flaw.

Norm asked if the new foot print allows for the wetlands setback and room for the access road. Alan believe that it did and confirmed by looking at the site plan overlay.

Carl began to throw out several suggestions for options other than the shared entrance. Mary Beth began making comments about the overall cost of the project and agreed with Carl that the vestibule price should be broken out.

John reminded the guest that the committee has spent a year and a half working on these plans, has taken the plans to the public twice, and is still in the modification phase. Reinventing the project was not the task of the guests. This meeting is the subcommittee of the school board tasked with solving issues at the middle school, a working group, not a public meeting session. Guests were encouraged attend the committee meetings and observe but asked reserve their comments until the point in the agenda when the meeting was open to the public.

Several committee members had suggestions for reconfiguring the floor plan and it was questioned if we scaled the project down too small. Although we had solved the issue of getting students into one building, we actually were eliminating functional spaces that were still needed. Lisa asked if we should consider just adding a little more space to the addition to make up for the loss.

Committee members again threw out several ideas. John made the suggestion that he, Cari, Shawn and Tony have a workshop session with Alan and put some ideas to paper to bring back to the committee for next month. It was agreed to do so.

**Item 3 – Next Meeting.** John had put on the agenda that the next meeting would be May 30<sup>th</sup> but realized there were five Tuesdays in May and thought the meeting date should stick with the routine 4<sup>th</sup> Tuesday. The group agreed and the next meeting is Tuesday, May 23<sup>rd</sup> at 5:30 at Elm Street School.

**Item 4 – Public Comment** – John opened the floor to public comment.

Mary Beth reiterated the need to break out the cost of the vestibule. She felt that the voters would not support the project unless they knew what they were spending their money on.

Mary stated that the new concept plan reflects the feedback received from the public forum.

Carl asked if he could provide some handouts showing the cost breaks down to each taxpayer in each town based on the various costs for the project. He discussed the financial impact and spoke about other costly projects that are facing the three communities in the future and felt that not all of the projects, if funded would be affordable.

Yvon spoke on the need for the public to be more involved with education and need to be participating more in these public decisions.

John summarized that this plan was not carved in stone and that he, Cari, Shawn, Tony and Alan will meet to work on a modified plan for the next meeting.

Meeting adjourned at 7:10 PM