

# School Facilities Study Committee

## Minutes

Monday, April 4, 2022

7:00 p.m.

### Present:

School Facilities Study Committee: Lou Pear, Eileen Moynihan, Kerry Darby, Peter Filandia, Michael Hernandez, Scott Nicol, Meg Scata, David Murphy

Others Present: Charles Britton (Superintendent of Schools), Stephanie Fragola (Business Manager-Portland Schools), Carl Johnson (Director of Buildings & Grounds), Bryce Sens from Friar Architecture, members of the public

Absent: Robert Hetrick

#### 1. Call to Order

Lou Pear called the meeting to order at 7:01pm

#### 2. Review Agenda

Eileen Moynihan made a motion to accept the agenda, David Murphy seconded, unanimously approved, motion carried.

#### 3. Accept Minutes of March 14, 2022 Meeting

- Lou Pear asked that the minutes to the March 14, 2022 meeting be amended as follows: Paragraph under item 3, Discussion of Options for 5-10 Year Modernization Plan: change the sentence “The reimbursement rates are based on the highest projection of student enrollment of the next 8 years”. Also change the next sentence to “Some committee members asked if another option could be added to include tearing down Valley View School and building a whole new facility.”
- Motion to accept the amended minutes from the last meeting made by Michael Hernandez, seconded by Kerry Darby, unanimously approved, motion carried.

#### 4. Review of Friar Architectural Analysis of Capital Improvements and Proposed Options

- Lou Pear mentioned that he looked at the Building Inspections report from Friar Architecture and was impressed at how much detail it contained. Friar Architecture explained that if there is anything missing it can be added.
- Friar Architectural went on to discuss the analysis of Capital Improvements and Proposed Option report. (See attachment-Cost Analysis Matrix) The report contains 7 options which includes total project cost and the cost to Portland. Renovate to new is that everything will be renovated, a “complete gut”. Alterations are items that are chosen to upgrade, and the committee must keep in mind that most maintenance items are not covered by state reimbursements. Code items, windows and roofs are covered by state reimbursements. Discussion followed and was agreed by the committee that what is decided has to be the right fit for our students and teachers and that the cost of the project is only one piece of it. Charles Britton also explained that the Ed Spec report will be completed (a description of the general nature and purpose of the proposed school

building project, etc.) to specify exactly what Portland Schools will need. The closing of 1 or 2 buildings is a concern, however it was discussed that it should not affect the committee's charge. Brownstone School is a historic building and Scott Nicol explained that the Board of Education could utilize the building for alternative programs, increased rental space for Oak Hill (who is there now) or other community uses. Discussion and question and answer session followed. Committee members asked if Friar could include 3 other options, 3a.1/3b.1 add to show a complete tear down of Valley View and build brand new. The third option to add is 5a.1 to add an option showing alterations to Valley View & Brownstone Schools.

- Michael Hernandez made a motion to remove options 1, 2 and 4 from the Cost Analysis Matrix, Eileen Moynihan seconded, unanimously approved, motion carried.

**5. Adjourn**

Motion to adjourn the meeting made by Scott Nicol, seconded by Peter Filanda, unanimously approved, motion carried, meeting adjourned at 8:45pm.

Respectfully submitted,  
Liz Paternostro, Recording Clerk