Middle School Facilities Advisory Committee

Minutes – November 21, 2013

Present: Catriona Sangster, Chair; Sandy Prince, Superintendent; Donn Davis, Assistant Superintendent; Bill Hansen, Director of Facilities; Kate Brix, School Board; Michelle Jordan, Windham Resident; Tammy Hamilton, Raymond Resident; Jennifer Moore, Raymond Resident; Kim Hartwell, Windham Resident; Valerie Hammett, Teacher – JSMS; Peg Brown, Teacher – WMS; Randy Crockett, Principal – JSMS; Charlie Haddock, Principal – WMS; Ed Gagne, Raymond Unable to Attend: Marge Govoni and David Nadeau

The Committee started the meeting at Field Allen School where Bill Hansen gave a tour of the building and explained some of the challenges we face with a building built in 1946 and added onto in 1952. There is no cafeteria at Field Allen School – only classrooms. The building currently houses only the 6th grade class and does not have any lockers. Students must go over to WMS for lunches and specials (phys ed; art, etc.). Field Allen still has the original windows and some of the electrical is the same. The roof has been replaced. The heating system is the original steam heating system that was converted to hot water and the heat is not evenly distributed. It is often much warmer or much colder near the outside walls than in the middle of the classrooms. The lighting is fluorescent and does not provide good, even lighting. There is some technology wiring in the building. There are large roof drain pipes in many of the rooms for draining the roof. When the roof is draining, you can hear the water running through the pipes.

Field Allen is connected to the main building's paging system for emergencies, access control, and lockdowns, etc. The building also has its own security system and Fire Alarm System.

Challenges faced at Field Allen are: heating system; single-pane windows; original building envelope, many original lighting fixtures; electrical capacity for outlets, original electrical wiring; limited thermal insulation in walls and ceilings; no sprinkler system; the requirement for students to travel outside from FA to WMS for lunch and specials; only one teacher bathroom; not ADA compliant; classroom doors must be locked from the outside and then shut to be locked.

The Committee proceeded to the Windham Middle School for a tour. The heating units in the gym, classroom, and office spaces are all the original units installed in 1977. The gym and cafeteria roofs were replaced in the last two years and the structure upgraded to today's snow load requirements. The boiler room has the original water heater. There are pneumatic heating controls in about 1/3 of the building that do not allow for scheduling the "up and down" of temperature and are not energy efficient.

The cafeteria is a good size but because of the number of students there are three lunches each day. The orchestra meets in the cafeteria for classes. The kitchen is a good size and is the kitchen in the District that does the catering for special occasions hosted by the District.

The front office needs to be rebuilt for security reasons.

Classrooms have a higher CO^2 levels in the winter because of the limited outside air capabilities of the heating and ventilation systems. Some work has been done to alleviate this problem.

The section of the building from the location of the Guidance Office toward the gym has had new automatic doors installed that can be closed and locked from the Main Office in case of an emergency.

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The upstairs of the classroom section has new bathrooms. The classrooms are small and have very limited windows. The windows that are there do not operate very well or have been fastened shut due to mechanical issues with the windows. The windows are the original units installed at construction in 1977.

Portions of the mansard roof needs to be replaced and improvements in the building envelope and insulation are recommended. There is a potential that additional structural work may be required when the roof is replaced to meet the current snow load requirements.

When the tour of Windham Middle School was over, the Committee traveled to Jordan-Small Middle School for a tour.

The challenges at JSMS are the older electrical, the boiler, and the inverted roof – all are old and need to be replaced. Some of the windows have been reflashed but the rest need to be done. Approximately 1/3 of the remaining building exterior needs to be restored.

The gym is a very good size and in excellent condition. The cafeteria is adequate for the size of the school. Many of the school classrooms have odd shapes as the school had been an open concept and then walls constructed to make traditional classrooms. The size of classrooms is more than adequate for the number of students.

Our **next meeting** will be on **December 19 at the District Office 6-9 pm** Colonial Conference Room (upstairs conference room)**.** Lynden Keck from PDT Architects will join us. Mr. Keck was involved with the building of the High School and has done research for us on our other buildings.