

MINUTES
JOINT TOWN COUNCIL CAPITAL IMPROVEMENT PROJECTS COMMITTEE &
SCHOOL FACILITIES COMMITTEE MEETING
Meeting of Monday, December 20, 2021 – 6:30 p.m.
Conference Room A

Present: Councilor Suzie Phillips, Committee Chair; Council Chairman Lee Pratt (ad hoc); Councilor Vice Chairman Jim Hager, and Councilors Benjamin Hartwell and Janet Kuech; School Committee Vice Chairman Darryl Wright, and School Committee members Stewart McCallister and Sarah Perkins.

Also Present: Town Manager, Ephrem Paraschak; Superintendent Heather Perry; School Facilities Director, Norm Justice; School Business Manager, Hollis Cobb; CHA Architect/Senior Vice President of Business Development, Brian Curley, and CHA Architectural Designer, Ashley Richards.

1. Consideration of the minutes of the November 29, 2021 meeting.

Meeting minutes were not reviewed, and no actions were made.

2. Current Business

A. Final presentation from CHA Architecture regarding Town Facilities Study

CHA Architect/Senior Vice President, Brian Curley presented the study, noting that the school studies were reviewed at the last meeting, so he will discuss all municipal studies and existing conditions analyses that were done, and talk through some of the findings at this meeting.

Mr. Curley noted that the Study Index reflects the different components of the study. He said the study is now done, so the purpose of this meeting will be review the findings and answer any questions.

As part of the existing building analyses, Mr. Curley said that CHA staff reviewed floor plans for all municipal buildings and took photographs of all spaces.

Regarding the Central Fire Station, Mr. Curley noted it was built in 1974, had a major renovation and addition built in 2016, and is about 20,000 square feet across two-levels. He said it had some major upgrades since the 1999 Facilities Study as CHA considered it to be a light-commercial building that was at the end of its life at which time the Town invested a lot of money to make the existing upgrades; however, it still has ongoing issues with the thermal envelope on the exterior of the building, and with the HVAC system, generator, emergency lighting, and unfinished spaces that need to be addressed.

Mr. Curley then reviewed recommendations that would cost an estimated \$700k to address immediate issues, comfort and safety issues, the thermal envelope issues, sealing the exterior, issues with emergency lighting, and HVAC. He estimated it will cost an estimated \$500k in the next five to 20 years to address issues with the emergency generator and metal roof/windows.

Regarding the North Gorham Fire Station, which also houses the North Gorham Library, Mr. Curley reviewed recommendations costing an estimated \$240k to address safety issues, ADA upgrades to doors/bathrooms, installing a sprinkler system and fire alarm. He noted the longer term issues will cost an estimated \$220k to address issues with the building envelope that include replacing roof shingles/repoint brick/replace siding; additional recommended work would be with interior finish replacement and electrical upgrades.

Regarding the White Rock Fire Station, Mr. Curley reviewed that recommendations based on findings would cost an estimated \$282k to address safety issues, make ADA upgrades to doors/bathrooms; install a sprinkler system and fire alarm, fix electrical wiring. Longer term issues to be addressed in the next five to 20 years would cost an estimated \$182k to address issues with the building envelope, replacing the roof shingles/repoint brick/replace siding, interior finish replacement, and electrical upgrades with emergency lighting and fire alarm repair.

Regarding the West Gorham Fire Station, Mr. Curley noted the building was last renovated in 2019. Overall concerns were with ADA requirements, the furnace, water heater and emergency lighting. Recommendations for immediate term needs would cost an estimated \$194k that would address safety issues, repairing the concrete block walls, ADA upgrades to doors/bathrooms, electrical wiring. Longer term issues to be addressed in five to 20 years would cost an estimated \$152k and would include improvements to the envelope – replacing roof shingles/repoint brick/replace siding/windows, repairing the interior finish, and electrical upgrades to include installing additional emergency lighting.

Regarding the Police Station, their findings and overall concerns were with the acoustics in interview rooms and booking rooms, moisture damage at the exterior fascia, and heating and ventilation systems. Recommendations for immediate term needs would cost an estimated \$95k and would be to repair the aforementioned acoustic issues, repair HVAC issues, electrical wiring, and the exterior fascia/soffit repair. Longer term issues would cost an estimated \$350k and would be to address issues with the building envelope to replace roof shingles/repoint brick/replace siding/windows, and repair the interior finish.

Regarding the Municipal Center, Mr. Curley said recommended immediate term issues would cost an estimated \$650k and would be to address visual/comfort and safety issues including replacing worn finishes, addresses the thermal envelope issues, repointing brick/weatherstripping, repairing the slate shingle roof on the portico, and making miscellaneous electrical upgrades. To address longer term issues, Mr. Curley said it would cost an estimated \$400k, which would be the exterior envelope including

windows/exterior metal panel/new EPDM, and the install of new emergency lighting and a fire alarm.

Mr. Curley reviewed a slide that reflected recommendations for recreation elements between the Municipal Center and high school, which was a result of a request from the Recreation department.

Regarding the Baxter Memorial Library, Mr. Curley said it is a historical building built in 1908 that was renovated and added to in 2003, and it's about 18k square feet on three floors. Recommendations to address immediate term issues would cost an estimated \$232k and would be to make repairs to the finish and windows, make ADA upgrades to the doors and bathrooms, and upgrade electrical wiring, and make HVAC repairs. Longer term issues would cost an estimated \$390k to address issues with the envelope, including replacing the roof shingles/repointing brick/replacing siding and windows, make finish repairs, and electrical upgrades to lighting and emergency lighting.

Regarding the Public Works campus, including the upper and lower shops, Mr. Curley reviewed that recommendations to address immediate short term issues would cost an estimated \$909k, and would be to replace/repair the interior finish, replace metal siding/doors/EPDM roofing, make ADA upgrades to doors/bathrooms, upgrades to electrical wiring/emergency lighting, and HVAC repairs. It would cost an estimated \$152k to address longer term issues, including repairs to the envelope, including replacing windows, repairing interior finish, and making upgrades to electrical and adding emergency lighting. Additional items not budgeted would be to make site upgrades to address paving issues.

Regarding the Little Falls Activity Center (LFAC), Mr. Curley reviewed recommendations to address immediate term needs would cost an estimated \$361k, which would include exterior envelope repair, repairing finishes, making ADA upgrades to doors/bathrooms, and electrical wiring. Longer term issues would cost an estimated \$844k and would be to repair the envelope, including replacing the EPDM roofing/repoint brick/replace siding/windows. Additional work would include repairing the interior finish, making electrical upgrades to the fire alarm and emergency lighting, and replace the HVAC system. Additional site repairs to include paving and drainage in and around Little Falls would cost an estimated \$173k.

Mr. Curley briefly shared a slide of recommendations for the tennis and basketball courts at LFAC that addressed questions asked by the Recreation department.

Regarding Old Robie School, Mr. Curley reviewed overall concerns with ADA accessibility and egress, the sprinkler system and fire alarm system, and boiler and domestic hot water piping. He noted recommendations to address immediate needs would cost an estimated \$400k to make repairs to the envelope, weatherstripping, finishes, repair of the brick foundation, ADA and electrical upgrades, and the install of a sprinkler system. To address longer term issues, Mr. Curley noted it would cost an estimated \$200k for repair of the roof, siding and windows, installing a fire alarm, more emergency lighting, and additional overall lighting. Mr. Curley recommended that the Town consider

whether programs that are ran at this building could be ran at other spaces within the Town.

Mr. Curley reviewed a slide of additional recommendations for recreation fields surround Old Robie School.

Regarding Robie Gym, Mr. Curley reviewed that it would cost an estimated \$221k to address immediate term issues, including safety issues/egress, life safety issues – door hardware, ADA upgrades to doors/bathrooms/access, and electrical wiring/HVAC issues with the boiler and piping. Longer term issues would cost an estimated \$383k and would be to address issues with the envelope – replacing the metal roof/repainting brick/repairing windows, interior finish repair, electrical upgrades to the fire alarm system/emergency lighting, and installing a sprinkler system. Mr. Curley noted that the building has historical value, so a consideration would be if it is possible the align programming, and use the building to its inherent limitations of the building and site.

Regarding the Gorham Historical Society building, Mr. Curley reviewed that the 1,000 square foot building was built in 1924 and is residential building that's been repurposed. Recommendations to address immediate term issues would cost an estimated \$291k for safety issues, including the installation of a sprinkler system, ramp, replace asphalt shingle roof, repair exterior wood finishes, make ADA upgrades to doors/bathrooms, and fix electrical wiring. He said that longer term issues would cost an estimated \$57k to make electrical upgrades, including the installation of emergency lighting/fire alarm/LED lighting. CHA staff recommend that the current use be accommodated in other buildings owned by the Town, and the property be sold to the private sector.

Mr. Curley reviewed a slide reflecting essential needs repairs for all municipal buildings in order by magnitude, which showed the gross square footage, total repairs, and cost per gross square foot. He pointed out that the higher cost per gross square foot represents that the Town is paying more money to keep a building stabilized. He added that this list may help guide the Town on the prioritization of building maintenance, and the total of all recommended repairs would equal \$10M in today's dollars.

School Committee (SC) Vice Chairman Darryl Wright asked for clarification on why the estimated cost for recommendations on the previous slides for the Gorham Lion's Club was a different amount than what is represented on the Essential Needs Repairs slide to which Mr. Curley said that the summary totals in the final report are in alignment with the figures on the Essential Needs Repairs slide.

SC Vice Chairman Wright said that it is surprising that the buildings that were repaired or renovated in 2016 and 2019 have huge price tags not many years out. He wondered if those were known issues at the time that the previous renovations were made to which Mr. Paraschak said that when referring to the police station, he would describe the recommendations as minor issues. It is his understanding that when the fire station was renovated, it was under a very tight budget, and the apparatus bay was not touched. He said there has been a lot of damage related to heat and freezing at the public safety complex. He added that the other facilities know that they needs they have, but we now

have all the data needed to make informed decisions.

A brief discussion ensued regarding the repairs at the West Gorham Fire Station.

The attendees further discussed the Essential Needs Repairs.

Councilor Hager said the next steps should be for the committees present to refer the final study back to the respective larger elected officials groups.

Council Chairman Pratt said the next discussion should be regarding how proactive do we want to be on addressing all of the essential needs repairs.

3. Other Business

No other business was discussed.

4. Schedule next meeting and discuss agenda items for next meeting.

The committees discussed scheduling another joint committee meeting to review the municipal side of the study. Staff will coordinate the next meeting date and time in January.

5. Adjourn.

There being no further business, the meeting adjourned at 7:24 p.m. No votes were taken.

Respectfully submitted,
Jessica Hughes, Executive Assistant