School Board Committee: Capital Facilities
Date: September 9, 2013
Committee members present: Tara Reardon, Chair, Nick Metalious, Bill Glahn, Tom Croteau
Other Board members present: Clint Cogswell, Oliver Spencer, Kass Ardinger, Jennifer Patterson
Administration: Matt Cashman, Jack Dunn, Terry Crotty
Guest: Remi Hinxia, Associated Enterprises, Inc.

The agenda for the meeting was to consider a proposal for the purchase of the Rumford School building, discuss a traffic concern in the Abbot-Downing/Rundlett area, and hear an update on the roofing project at CHS.

Agenda Item #1 Rumford School building

Tara Reardon called the meeting to order at 5:30 p.m. and recognized Matt Cashman, who introduced Remi Hinxia, the owner of Associated Enterprises, Inc. Mr. Hinxia presented his letter of intent to purchase the Rumford School building for $500,000 with the condition that the environmental inspection and clean up does not require more than $75,000. If the cost is more than $75,000, the additional monies would be deducted from the buying price. Mr. Hinxia told the Committee that he is interested in purchasing the Rumford School building to turn it into approximately 20-25 low-income apartments. The plan would be to construct both one- and two-bedroom apartments. Apartment rents would include heat and hot water. Mr. Hinxia would honor the historical features of the exterior and would name the building Rumford School Apartments.

Mr. Hinxia told the Committee that he became aware that the building was for sale through word of mouth that Christ the King Parish did not purchase the building.

When questioned about his experience with redeveloping buildings, Mr. Hinxia told the Capital Facilities Committee that he owns three commercial properties in the downtown Concord area and a parking lot associated with the apartment building. The buildings have apartments, store fronts and restaurants in them.

Mr. Hinxia did not provide any assessments, architectural plans or other information to the committee as his architect (Sheldon) was not available to come to the meeting. Mr. Hinxia requested another visit to the Rumford School building for a further evaluation by his architect and subcontractors.
Mr. Dunn reminded the Capital Facilities Committee of the ten criteria items developed for consideration in selling the Rumford School building. These ten criteria were established in October of 2012 when selling the Walker School building.

The Capital Facilities Committee discussed whether to enter into negotiations at this time.

The majority of committee members stated they were not ready to move ahead without more information. Clint Cogswell told the committee that it was important to have a formal idea of what the building will look like with upgrades, and that the Board would need assurance that the plan would be carried out.

It was noted that environmental issues could be a factor in selling the building. Mr. Cashman stated that it cost between $200,000 and $300,000 to abate Walker and Kimball schools several years ago when those schools had PCBs to abate. The District could be required to pay more to encapsulate any PCB or asbestos that could be present. Mr. Dunn told the committee that it costs about $35,000 per year to maintain the Rumford School building with heat and other expenses.

Committee members noted that they would like to hire a professional company to sell the building, rather than have it be available to the public by “word of mouth.” The District would like a more formal process in marketing and selling the Rumford School building. A professional real estate agent was suggested to assist in listing the property. Tara Reardon suggested formal marketing of the building. The decision of the committee was that it was not prepared to accept any offers/proposals until a professional was involved.

Mr. Cashman will inform Mr. Hinxhia that the Committee will need due diligence information, plans and environment contingencies before the meeting with him again.

Agenda Item #2 – Citizen Concern for Bus Safety

Director of Transportation Terry Crotty explained a citizen’s concern for a bus safety issue at Abbot-Downing School and Rundlett Middle School. The citizen was concerned that since Abbot-Downing School was built the bus route has changed, so there is congestion in front of the school.

Mr. Crotty told the Committee that after an extensive investigation in the area, the only “congestion” was that one car had to wait no longer than 60-90 seconds for the buses to move along. There were no safety concerns or congestion. Clint Cogswell said that too much time has been spent on this issue. Tara Reardon stated that the committee had reviewed the current bus route system; was not making any changes to the routes at this time, and will continue to monitor it.

Ms. Ardinger stated there was no need for concern for the safety of the children.

Agenda Item #3 – Update on CHS Music Wing Roofing Project

Matt Cashman presented drawings of the CHS Music Wing roof, noting that the roofing company has seven days to complete the project. He explained that the delay
was due to a cold fill material having accidently been used instead of an adhesive, in connecting the roof membranes. Garland Company noticed this error and called for replacement. The roofing company has agreed to pay for all materials and labor to fix the suspect areas. There is no cost to the District. The invoice has not been paid; and cleanup will be covered by the roofing company or Primex if needed.

The Committee voted 4-0 to adjourn (motioned by Ms. Reardon seconded by Ms. Ardinger).

The Committee adjourned at 6:37 p.m.

Respectfully submitted,

Tara Reardon, Chair
Matt Cashman, Recorder
Jack Dunn, Co-Recorder