

# **Gilford Butler Futures Committee**

**Interim Report of the  
Committee's Activities**

**Submitted to the South  
Thomaston Selectboard**

**November 9, 2018**

## **Introduction**

The purpose of this report is to provide the South Thomaston Selectboard and interested members of the public with a summary of the activities of the Gilford Butler Futures Committee (the Committee) for the period July, 19, 2018 to November 8, 2018.

The Committee consists of the following members: John Spear, Chair, Jeff Northgraves, Vice Chair, Pennie Alley, Secretary, Bryan Calderwood, Ervin Curtis, Sandra Reztlaff, Eileen Skarka (resigned effective October 31, 2018) and Sandy Weisman.

The Committee met nine times between July, 19, 2018 and November 1, 2018. One of those nine meetings was a public input solicitation meeting held on September 26, 2018.

The Committee reviewed and discussed over 25 documents related to the Gilford Butler School. Many of those documents are attached hereto. For a list of the most pertinent documents please refer to the last section of this report.

Agendas for all Committee meetings were posted at the Town Office and on the town's website. Additionally, agendas for the last three meetings were emailed to anyone who provided an email address on the sign in sheet at the September 26, 2018 public input meeting. Minutes for all Committee meetings\* were posted on the town's website.

\*NOTE: Minutes for the meeting of November 1 have yet to be approved and hence are not yet posted.

Early on the Committee undertook two formal actions by recorded vote as follows:

At its August 9, 2018 meeting the Committee voted 7-0, with one member absent, to ***“recommend to the Selectboard and the town’s people, barring significant catastrophic environmental hazards, to accept the Gilford Bulter School property.”*** This was conveyed to the Selectboard at its meeting of August 14, 2018.

Also at its meeting of August 9th the Committee voted 7-0, with one member absent, that ***“the Committee recommends the Selectboard go forward with a condition assessment of the GBS property prior to the September 26 public input meeting if possible, if not no later than the special town meeting.”*** This was conveyed to the Selectboard at its meeting of August 14, 2018.

### **Committee Deliberations and Discussions**

The Committee has spent the preponderance of its time dealing with the following four topics:

1. How to best solicit public input regarding possible future uses of the facility and how to prepare for those solicitations.
  2. Assessing the condition of the facility.
  3. Conducting a space needs assessment for the Town and other local public or private nonprofit entities.
  4. Conducting visioning discussions regarding possible future use options for the facility.
- **Topic 1, Soliciting Public Input** - As noted above in the introduction, the Committee held a public input session on September 26, 2018. The session, was held in the fire bays at the Municipal Building, and was moderated by Cliff Reztlaff. About 40 people were in attendance.

The Committee scheduled this session at its very first meeting on July 19, 2018. It did so for two different reasons.

First, several Committee members felt strongly that a public input meeting should be held early on in the process, before any direction or consensus began to emerge.

Secondly, this would allow notice of the meeting to be published in the Town Newsletter that was to be issued in August along with the 2018 tax bills, thus resulting in a broad based public notification. Notice of the session was also in the local news media, the town website and on notice signs at the library and town office.

A summary of the public comments received at the September 26 public input meeting are on file at the town office, posted on the town's website and are attached hereto. (See Appendix A)

The Committee also has developed a one-page comment solicitation sheet that was distributed at the October 30, 2018 special town and made available at the town office, the library, local stores, etc. throughout the near future.

Several Committee members feel strongly that a survey via the mail is still necessary to reach a broader spectrum of the public and to elicit any additional ideas about the future of the building. The Committee is considering which questions need further clarification from the public, who the survey would go to, and when, though the thinking is to mail it after Christmas.

Several Committee members feel we have yet to ascertain the level of "emotional attachment" that exists among the public to save the building and what cost the public is willing to bear towards that end.

The Committee plans to conduct a second public input session once one or more recommendations regarding futures use options is/are more fully developed.

Also it should be noted that each Committee meeting has a public comment item on the agenda and to date members of the public have been invited to comment during the course of the meeting. As a practical matter, however, public attendance and comments have been sparse at best.

**Topic 2, Assessing the Facilities' Condition** - At its August 9, 2018 meeting the Committee initially convened at the Gilford Butler School and spent approximately 1½ hours inspecting the building and the grounds.

The Committee dedicated the best part of two meetings to meet with Architect John Hanson and discuss the results of his facility condition assessment report. The focus of those discussions dealt with existing repair and maintenance needs and trying to fully understand how life safety codes and the ADA would come into play if the building were to be used for purposes other than education and/or was renovated.

The Committee has informally discussed a few anecdotal or “order of magnitude” cost estimates to remedy these problems, but, save for two exceptions, has not at this point obtained any firm cost estimates.

One of the two estimates the Committee did obtain was the cost to remove the asbestos containing materials identified by the RSU 13 AHERA reports as present in the building. One estimate was for \$25,480 and the other was for \$29,500 (see Appendixes B and C). The other estimate the Committee obtained was a “budget number”, (not a formal

price quote) of \$48,000 to demolish the building and fill the cellar hole. (see appendix D)

To date the Committee has not even attempted to establish cost estimates to renovate the building for alternative uses as it is not possible to do so until assumptions are established as to what those alternative uses might be.

This is an area where the Committee feels it needs to spend a lot more time and effort.

**Topic 3, Conducting a Space Needs Assessment** – The Committee heard testimony from several town officials regarding Town space needs. Those officials included Pennie Alley, Librarian, Terri Baines, Town Administrator, Bryan Calderwood, Fire Chief Amy Dyer, Ambulance Director, Betty Thomas, EMA Director, and John Snow, former CEO.

Needs mentioned by these officials were a larger library, more town office space, more storage (particularly fire department and town office), training areas for EMS/Fire Department, EMS Directors office, EMS bunk room.

Some Committee members and members of the public have also mentioned a place to hold town meetings, larger library, senior/youth/community center, emergency shelter, parking, indoor physical recreation (exercise classes, yoga, etc.) outdoor recreational areas as well as meeting spaces for service organizations (e.g. Lions Club, Scouts etc.), group knitting and card and other game activities and relocating the Weskeag Post Office.

Currently the Committee is working to establish rough square footage numbers for different space needs/desires and determining which of these needs/desires could potentially be served by common multi-use spaces. The

Committee is also categorizing the space needs/desires based on whether the function is existing or is a possible future function.

The contemplated next step is to prioritize these space needs/desires and to develop rough cost estimates. To date all of the space needs discussion has been conceptual, without regard to cost.

This area of discussion is complicated. Clear cut lines of demarcation are difficult to draw and discussion leads to additional permutations and even more questions. It also begs the question if the Town's current space is being used in an optimality efficient manner. The Committee needs more time to complete this topic.

**Topic 4, Visioning Possible Future Use Options** – From its inception the Committee has dedicated some portion of each meeting conducting “visioning” discussions regarding possible future use options for the facility. The discussion has been informal and free flowing, but quite productive.

The first question was, and remains, whether the town should **sell the property or retain ownership** for some sort of public purpose.

The idea of selling the property immediately led to a “fork in the road” second question. That is, should the property be sold outright with no strings attached or should it be sold through some sort of controlled request for proposal (RFP) process.

Initially there was some interest in trying to determine if a bona fide and realistic private redevelopment plan, by a

financially capable buyer/developer, was feasible. Consequently the Committee had contemplated seeking authorization from the Selectboard to advertise for a solicitation of “letters of interest” or “intent” for possible private development concepts from private for profit as well as private nonprofit entities. This was contemplated as there was no basis to support the assumption held by most Committee members that no level of interest would exist, and, if it did exist, it would result in little or no value the Town.

But to be frank, for some time now, it appeared that the majority of the Committee members were not leaning towards selling the property for different and various reasons. These reasons include, but are not necessarily limited to:

- that the “village” location of the property, with its visibility and accessibility, is ideal for public use purposes.
- that the location of the property is indeed ideal for a public use purpose, and the land should be retained in town ownership for future development as a “municipal center” or similar purpose, perhaps incrementally over time based on a master plan.
- that with limited renovations and expense some portions of the existing building could be immediately used to satisfy town and community space needs and on an incremental basis it could be renovated to address longer term needs.
- that a sale will bring little or no value to the town.



- that even if a sale is finalized through a controlled RFP process any “guarantees” would be expensive and difficult, if not impossible, to enforce.

Please understand that by no means does every Committee member agree with each of the above stated reasons.

The Committee was hoping to at least have, for its November 1, 2018 meeting, the appraisal of the property that the Selectboard is in the process of obtaining. But when the appraisal was still not available the Committee decided that it needed to move forward and vote on the question of whether to recommend further pursuit of the sale option.

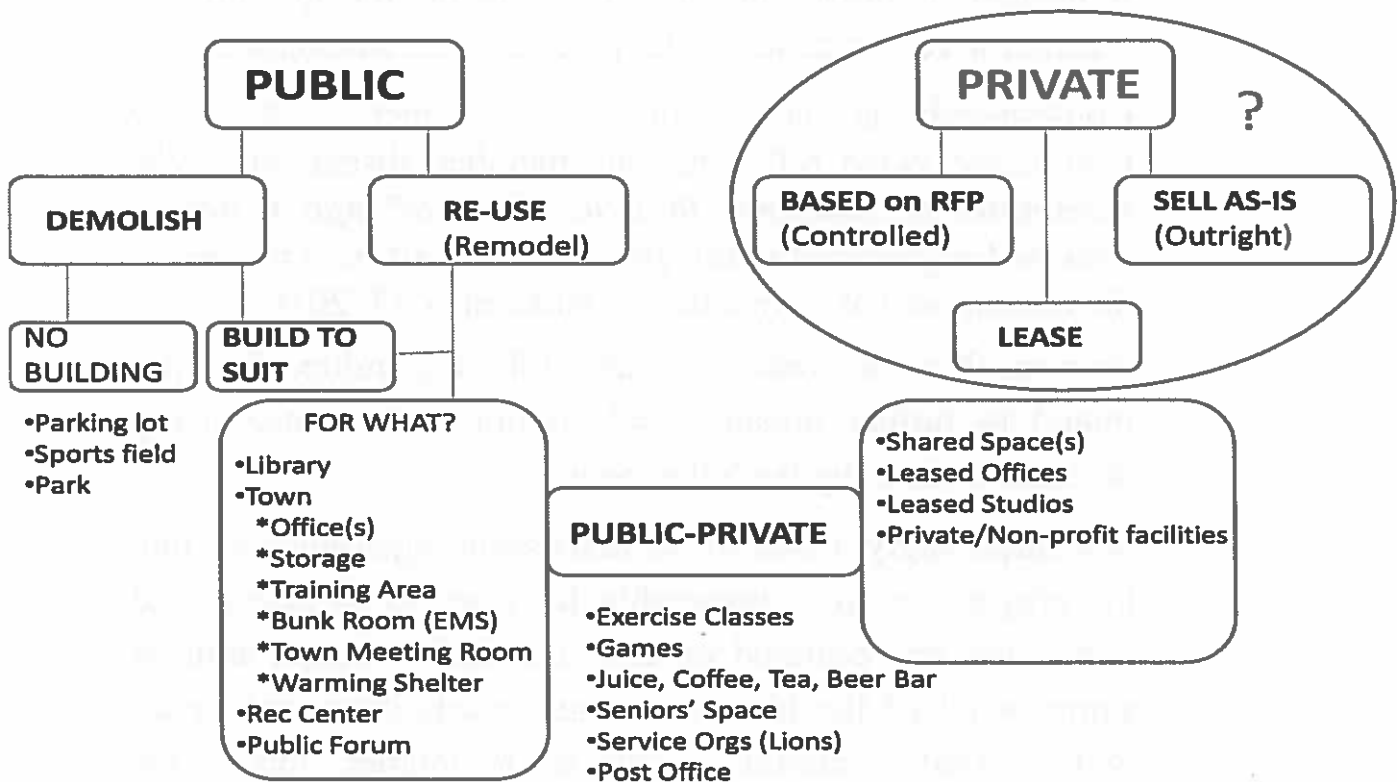
Consequently at its meeting of November 1, 2018 the Committee voted 6-0, with one member absent, that ***“the Committee recommends that the “Private” option not be explored or pursued at this point.”*** This will be conveyed to the Selectboard at its meeting of November 13, 2018.

As a result of this recommendation the Committee does not intend to further pursue a sale option unless specifically directed to do so by the Selectboard.

Not surprisingly, much of the discussion regarding retaining the property in town ownership for a yet to be determined public use has centered on how the facility might address some or all of the identified space needs discussed under topic 2. That discussion quickly led to another “fork in the road” question. That is, whether it would be more cost effective over the long term to rehab the existing facility or demolish it and build new, perhaps incrementally over time based on a site master plan.

The next step for the Committee is to identify possible public use scenarios and estimate approximate costs estimates for each, including ongoing operational costs. This is also is a topic where the Committee needs to spend more time to complete its work.

The below flow chart provides a visual depiction of the discussion regarding different options and their cascading permutations.



## Timeline and Budget Considerations for 2019

The Committee envisions it will need at least until July 2019 to complete its work. That is based on the assumption that the private sale option is not pursued. Pursuing the private sale option in comprehensive detail would probably add two to three months to the timeline.

Consequently the Committee is recommending that the 2019 municipal budget include funds to “moth ball” the building for the year. The Committee will attempt to assist the Selectboard in estimating the costs associated with “moth balling” if the Board desires such assistance. The Committee urges the Selectboard to heat the building at a minimal level. There is concern that draining the plumbing, heating and sprinkling systems and not heating the building could have possible detrimental effects.

If the recommendation is to demolish the building, and the town approves same at a special town meeting held at some point in the fiscal year, then obviously not all of the “moth balling” funds would need to be spent.

The Committee will also request a modest amount of 2019 funds to pay for postage and perhaps other supplies related to soliciting further public input.

Further, the Committee does not believe it has the expertise to develop cost estimates associated with completing its work under topics 2, 3, and 4 and will need 2019 funds to hire professional assistance for those purposes.

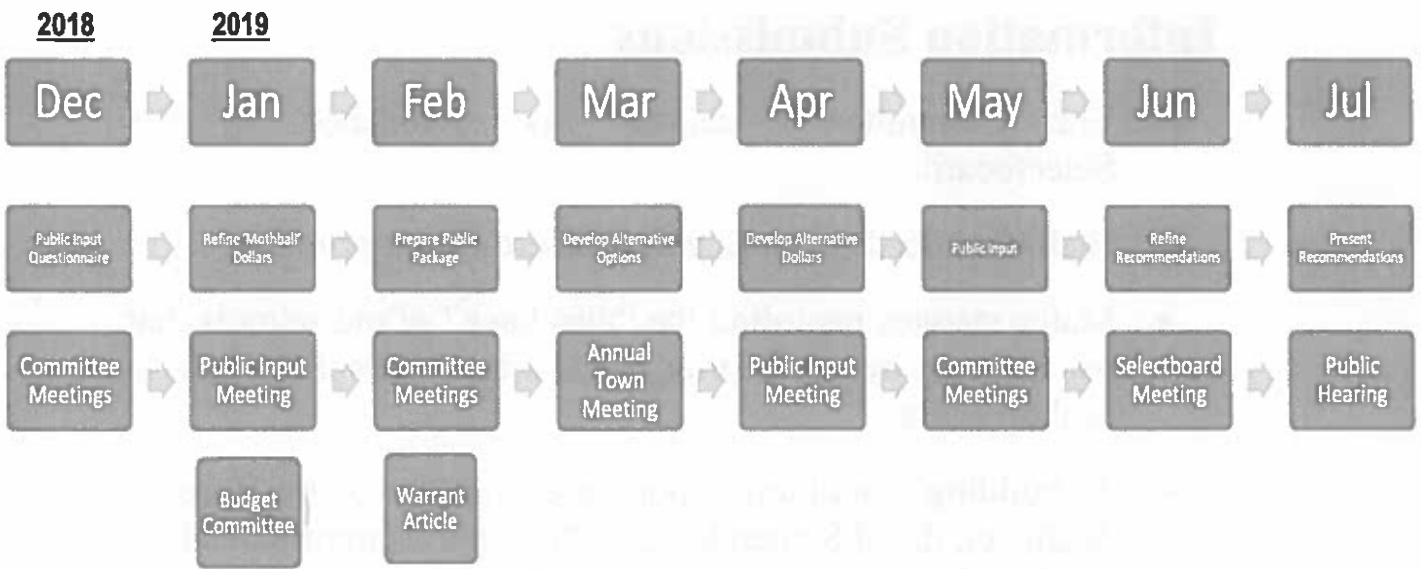
Consequently at its meeting of November 1, 2018 the Committee voted 6-0, with one member absent, that ***“the Committee recommends that the Selectboard “moth ball” the Gilford Butler school and budget funds in 2019 for that***

***purpose, for administrative costs for the Committee to conduct further public input solicitations and to hire professional assistance to help the Committee to develop cost estimates for different possible options.”*** This will be conveyed to the Selectboard at its meeting of November 13, 2018.

The Committee is in the process of determining the amount it will be requesting for inclusion in the town’s 2019 budget.

Below is a chart that provides a visual depiction of the Committee feels at this time is the most optimistic time line.

**GBS Futures Committee Timeline**



## Information Submissions

- The Committee's "charter" as established by the Selectboard.
- Historical deeds regarding the Gilford Butler property.
- Maine statutes regarding the "turn back" of old schools that were owned by towns prior to the school consolidation acts of the 1960's
- A building condition report prepared by John Hansen, Architect, dated September 26, 2018, and commissioned by the South Thomaston Selectboard. John's report is not appended hereto due to its length and the fact that the members of the Selectboard have been provided with copies and a copy is posted on the Town's website.
- Documents provided by RSU 13 including;
  - historical operating costs of the building as an educational facility
  - An unsigned survey of the Gilford Butler facility, property and abutting properties prepared by F. E. Beal dated July 1997. (See appendix E)
  - A rough sketch of the interior layout of the building as it is currently petition. (See appendix F)
  - Miscellaneous and somewhat limited information regard the condition of the building.
  - AHERA documents regarding the location of asbestos containing materials located in the building.
- Notes written by John Spear regarding the building's electrical system based on information provided to him

orally by RSU 13 contracted electrician Ed Alley of Alley Electric and Electronics (See appendix G)

- Notes written by John Spear regarding the building's heating system based on information provided to him orally by RSU 13 contracted HVAC Technician David Winchenbach of Siemens Corp. (See appendix H)
- South Thomaston Land Use Ordinance, particularly as it currently applies to the site.
- South Thomaston Comprehensive Plan.
- A survey of the Town property and facilities located at 125 Spruce Head Road prepared by F. E. Beal that is located at the town office.
- A schedule depicting 4 years of electrical and heating costs for current town office and library. (See appendix I)
- Current outstanding municipal debt for the recent town office renovations. (See appendix I)
- A list of all town owned properties excluding cemeteries. (See appendix I)
- Lease agreement with the South Thomaston Historical Society that runs to May 31 2101 governing that entities building that is located on town property and abuts the current town library or "little red school house".
- Several letters and emails and other documents submitted by members of the public regarding suggestions for possible future use of the property and/or facility.
- Select committee members have conducted research on the internet ranging from such topics as old school rehab/reuse in other parts of the country to methods and costs to

**construct municipal facilities and have shared links to pertinent information with Committee members.**

**End of Interim Report**

**Respectively Submitted  
The Gilford Butler Futures Committee  
November 9, 2018**



## Butler School Futures Committee South Thomaston Public Input Meeting

September 26, 2018

Approximately 40 citizens were present and 8 committee members including Ervin Curtis, Eileen Skarka, Sandy Weisman, Sandy Retzlaff, John Spear, Bryan Calderwood, Pennie Alley, and Jeff Northgraves.

Presenter and Moderator Cliff Retzlaff opened the meeting by welcoming citizens and outlining the evening. Chair John Spear introduced the Butler Futures Committee, as well as members of the Selectboard present, Jan Gaudio and Cheryl Waterman.

John gave a brief summary of the Butler school closure, RSU 13's offer to give the school back to the town of South Thomaston, and the option the town has to accept or reject the building and site. A Town Meeting will be held on October 30 for that purpose. John related that the Futures Committee unanimously voted that our advice to the Selectboard was to accept the building.

John reiterated that the subject of this evening's Public Input Meeting was to solicit ideas from everyone, hoping that a wide variety of creative thoughts and suggestions would help the Futures Committee to focus its efforts and make recommendations to the town, with a potential deadline for reporting being Town Meeting in March 2019.

John reiterated that the Futures Committee wants to hear all voices and that communication back to the community will be through the town's website, and emails to those who provide them. He also encouraged the public to come to the Futures Committee meetings throughout the coming months.

John Hansen next presented his Condition Analysis Report, which is a one-page summary of his findings. **Public comments** included questions about insulation, the acreage of the property, what ADA compliancy would be required in renovations, costs of 'mothballing' the building over the next year and whether that money is in the town budget, and whether the committee has some idea of the costs of renovation. Answers were provided by John Hansen and John Spear as far as we know to date.

Jeff Northgraves discussed zoning – Village 2 – which means no multi-family dwelling, campgrounds, junkyard, outpatient treatment facilities, and some other restrictions.

Jeff then outlined the three basic directions as the Futures Committee sees it:

1. Renovate the building for town use.
2. Demolish the building and use the site for new purposes; sell the land; or develop and RFP process for the sale of the property.
3. Sell the property "as is" either in an auction process, or through an RFP process.

**Public Comments** included questions about what happens if the town doesn't accept the property (if RSU 13 sells they can sell to anyone and RSU 13 is in control). Questions about the skate park were asked – Jan clarified that the town had an obligation to maintain and insure the park, but at this point that contract has ended.

Cliff Retzlaff then proceeded to elicit ideas for the Butler School, which were recorded by Sandy Retzlaff as following;

#### **School Building Becomes a Community Center**

1. Senior Center
2. Community Rooms
3. Youth Areas

#### **Other Public Uses of a Community Center**

1. Shelter Space
2. Community Clinic
3. Civic Center (lyceum) lectures, etc.

4. Public

#### **New Public Uses of School Building**

1. Move the Library into the School
2. Move the Post Office into the School
3. Move the Town Offices into the School
4. Move Post Office to Library-Library to School

#### **Mixed Use Space**

1. Public/Commercial Space
  - a. Artist Studios
  - b. Other Commercial Renters

#### **New Use of School Building**

1. Bowling Alley

#### **Demolish Building**

1. Keep Lot-Turn it into a Ballpark
2. Sell Lots
3. Keep Lot-Evaluate for Future Use

#### **Public Comment-Uses People Don't Want**

## 1. Town as a manager for Commercial Uses of the Building

**Other Public Comments.** Additional public comments and questions include: market value of the land, market value of the building, ideas about private/public ventures that would bring income, asbestos removal. Many ideas were about community space and provided the most interest among the group. Ideas about mixed usage suggested that the building should provide income, but that the town should not be the management company for that.

Jeff asked for a show of hands as to how many people were attached to the building per se. Two or three people raised their hands, one who had attended the Butler School and one who felt the school was landmark in town. Jeff read three other citizen letters, two in favor of the development of community space for programs, and one for razing the building immediately.

John Spear thanked the group and the meeting was adjourned.



App B

NEW MEADOWS ABATEMENT, INC.  
P.O. BOX 227  
BATH, MAINE 04530  
PH: 207-443-1071 FAX: 207-443-1613  
[www.newmeadowsabatement.com](http://www.newmeadowsabatement.com)

October 17, 2018

John Spears  
RSU #13

RE: Old Guilford Butler School  
54 Spruce Head Road  
So. Thomaston, Maine

Dear John;

Thank you for the opportunity to present a proposal for the removal and disposal of approx. 5,664 sq. ft. of asbestos floor tile and adhesive from several areas as described in 2009 AHER Report. Includes carpet in areas where applicable .

**NOTE:** Tile will be removed using Infrared Heat Method and adhesive will be removed using Chemical Method.

All work will be done according to Federal and State Guidelines.

**Cost: \$25,480.00**

Sincerely,

Michael S. Lemar  
Vice President  
NMA, INC.

Proposal accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Your contact phone number: \_\_\_\_\_

THE UNIVERSITY OF MICHIGAN  
 LIBRARY  
 400 TAPSCOTT DRIVE  
 ANN ARBOR, MICHIGAN 48106-1000

DATE

TIME

BY

NO.

THIS IS TO CERTIFY THAT THE ABOVE NAMED PERSON HAS BORROWED THE ABOVE TITLED BOOK FROM THE UNIVERSITY OF MICHIGAN LIBRARY ON THE ABOVE DATE AND TIME.

THE BORROWER IS RESPONSIBLE FOR THE PROTECTION AND RETURN OF THE BOOK TO THE LIBRARY ON THE DATE AND TIME SPECIFIED ON THE SLIP.

IF THE BOOK IS NOT RETURNED BY THE ABOVE DATE AND TIME, THE BORROWER WILL BE CONSIDERED TO HAVE BORROWED THE BOOK ON AN UNLIMITED BASIS.

REMARKS

DATE

LIBRARIAN

App C

**R.J. ENTERPRISES, Inc.**  
Hazardous Materials Consulting and Contracting  
P.O. Box 82  
Brunswick, ME 04011  
207-373-0344 (Ph) /207-373-1344 (Fax)

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October 18, 2018

John Spear  
Town of South Thomaston  
125 Spruce Head Road  
PO Box 147  
South Thomaston, ME 04858

RE: Former Guilford Butler School

Dear John,

Thank you for the opportunity to present a proposal for the asbestos abatement at the former school referenced above. Using the AHERA documents and visiting the site, I have come up with what I believe to be an accurate assessment of asbestos material remaining at the school.

On the 1<sup>st</sup> floor, all rooms except the hallways (not listed on the AHERA forms and didn't seem suspicious) have asbestos floor tile and mastic, mostly under carpet.

In the basement, the 3 small rooms off the cafeteria have 12x12 tiles which are positive for asbestos according to the documents. The kitchen, cafeteria, and library are all negative per the documents.

In the boiler room, there is approximately 8 square feet of gaskets associated with the furnace.

So, in total there is 5,178 square feet on the 1<sup>st</sup> floor and 630 square feet in the basement. For a total of 5,808 square feet of asbestos floor tile and mastic.

All asbestos work will be performed in accordance with Federal and State rules and regulations using state-of-the-art equipment and techniques.

The cost for this project is \$29,500.00.

If you have any questions, please feel free to contact our office.

Sincerely,



Richard Giberson







John and Leslie Spear &lt;mingogolf@gmail.com&gt;

## Gilford-Butler School

3 messages

**Bill Reinhardt** <breinhardt@georgechall.com>  
To: mingogolf@gmail.com

Wed, Aug 29, 2018 at 4:00 PM

John,

I put a quick budget price together for you as requested.

Demolish the school structure & foundation, dispose of all debris (including the disposal fees): \$33,000

Fill resulting foundation hole, grade, seed & mulch: \$15,000

If you need more specifics, please feel free to contact me. You could save money by disposing the bricks & concrete within the foundation hole but that would inhibit future building plans, if any.

Bill

**John and Leslie Spear** <mingogolf@gmail.com>  
To: Bill Reinhardt <breinhardt@georgechall.com>

Wed, Aug 29, 2018 at 5:22 PM

Bill

Thanks so much. I really appreciate it.

John

[Quoted text hidden]

**John and Leslie Spear** <mingogolf@gmail.com> Wed, Aug 29, 2018 at 5:34 PM  
To: Pennie Alley <penniealley@gmail.com>, Bryan Calderwood <sothomastonfdchief@gmail.com>, Ervin Curtis <elcurtis@roadrunner.com>, Jeff Northgraves <jnorthgraves@knoxcountymaine.gov>, Sandra Retzlaff <sandyretzlaff@me.com>, Eileen Skarka <ekskarka@yahoo.com>, Weisman Sandy <sweisman1@roadrunner.com>, Town Clerk <sthomstn@gmail.com>, John <hansenarchitect@msn.com>, Jeff Northgraves <jnorthgraves@roadrunner.com>

All

As requested, below find an **estimate** from Bill Reinhardt of George C. Hall and Sons regarding the cost to demolish the Gilford Butler school. This estimate does not include the removal of any asbestos or other hazardous or special wastes. This is for information purposes only and is not a formal quote.

John Spear

[Quoted text hidden]



# Millard-Exton School

1000 Millard Ave  
New York, NY 10022

Bill Rindert, Principal  
1000 Millard Ave  
New York, NY 10022

Dear Mr. Rindert:

I am writing to you regarding the...

I am writing to you regarding the...

I am writing to you regarding the...

I am writing to you regarding the...

Sincerely,

John and Susan Davis  
1000 Millard Ave  
New York, NY 10022

cc:

1000 Millard Ave  
New York, NY 10022

John

1000 Millard Ave

I am writing to you regarding the...  
To the best of my knowledge, the...  
I am writing to you regarding the...  
I am writing to you regarding the...  
I am writing to you regarding the...

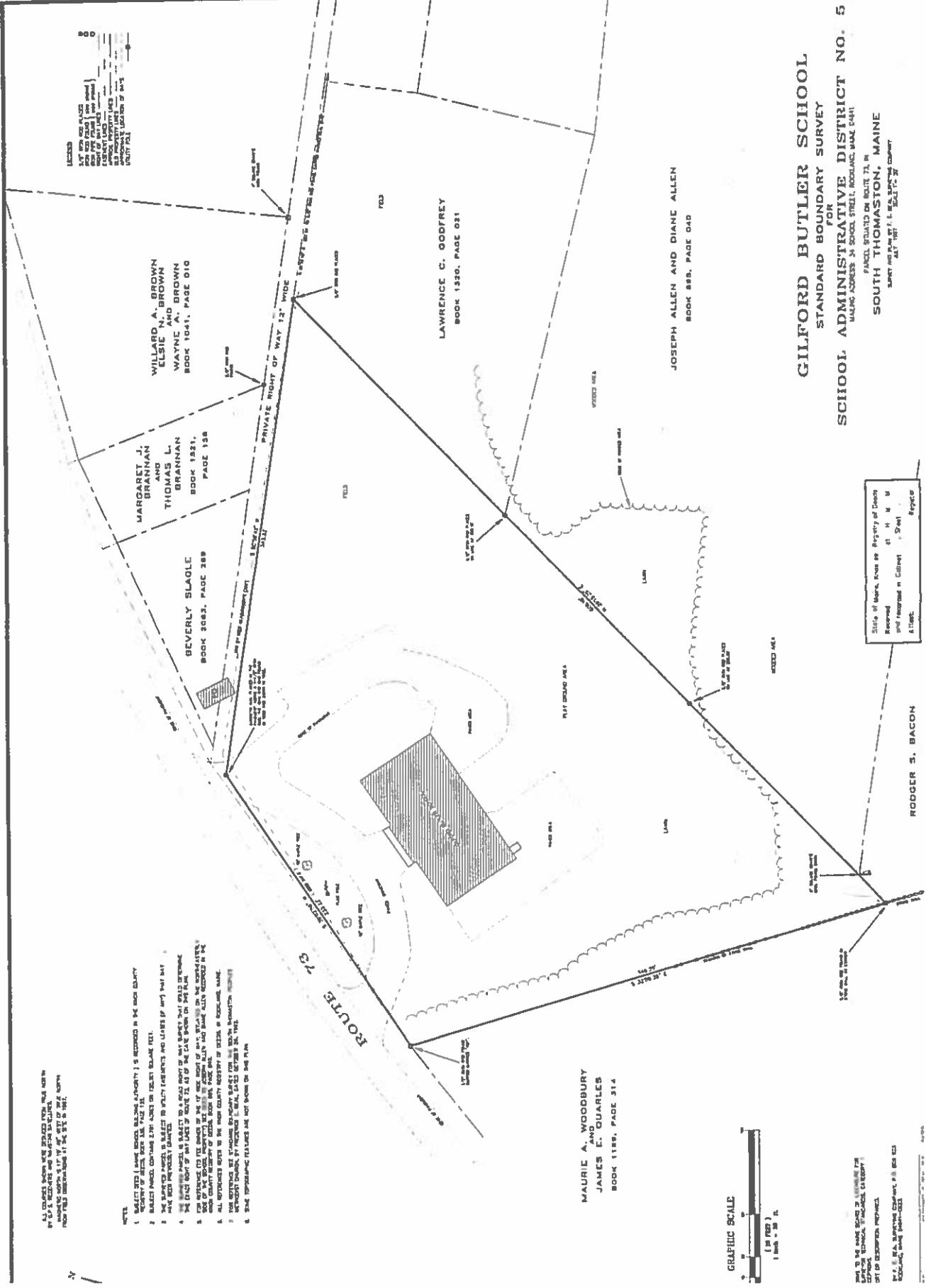
cc:

I am writing to you regarding the...  
I am writing to you regarding the...  
I am writing to you regarding the...  
I am writing to you regarding the...  
I am writing to you regarding the...

Sincerely,

1000 Millard Ave

APP E



ALL COURSES SHOWN WERE STAKED FROM THE DATA BY S. S. EDWARDS AND WALTER S. EDWARDS FROM FIELD NOTES DATED 11/24, 11/25, 11/26, 11/27, 11/28, 11/29, 11/30, 12/1, 12/2, 1941.

1. BUILT UP (ORANGE SCHOOL BUILDING, PROPERTY 1) IS RECORDED IN THE BUCK COUNTY RECORDS OF DEEDS, BOOK 138, PAGE 112.
2. BUILT UP PARCEL CONTAINING THE HOUSE ON THE EAST END OF THE ROAD IS RECORDED IN THE BUCK COUNTY RECORDS OF DEEDS, BOOK 138, PAGE 112.
3. THE BROWN PARCEL IS SUBJECT TO A EASEMENT IN FAVOR OF WAY BUILT UP PARCEL THAT STARTS AT THE EAST END OF THE ROAD AND RUNS EAST TO THE EAST END OF THE ROAD.
4. THE BROWN PARCEL IS SUBJECT TO A EASEMENT IN FAVOR OF WAY BUILT UP PARCEL THAT STARTS AT THE EAST END OF THE ROAD AND RUNS EAST TO THE EAST END OF THE ROAD.
5. THE BROWN PARCEL IS SUBJECT TO A EASEMENT IN FAVOR OF WAY BUILT UP PARCEL THAT STARTS AT THE EAST END OF THE ROAD AND RUNS EAST TO THE EAST END OF THE ROAD.
6. ALL EASEMENTS REFER TO THE BUCK COUNTY RECORDS OF DEEDS IN BUCKINGHAM, MAINE.
7. THE BROWN PARCEL IS RECORDED IN THE BUCK COUNTY RECORDS OF DEEDS, BOOK 138, PAGE 112.
8. THE BROWN PARCEL IS RECORDED IN THE BUCK COUNTY RECORDS OF DEEDS, BOOK 138, PAGE 112.

MAURIE A. WOODBURY  
 JAMES E. QUARLES  
 BOOK 1188, PAGE 314

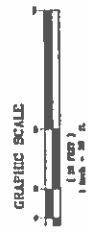
JOSEPH ALLEN AND DIANE ALLEN  
 BOOK 888, PAGE 040

LAWRENCE C. GODFREY  
 BOOK 1350, PAGE 081

WILLARD A. BROWN  
 ELSIE AND WAYNE A. BROWN  
 BOOK 1045, PAGE 010

MARGARET J. BRANNAN  
 AND THOMAS L. BRANNAN  
 BOOK 1321, PAGE 138

BEVERLY SLAGLE  
 BOOK 2083, PAGE 289



THIS IS THE MOST RECENT SURVEY FOR THE PROPERTY SHOWN ON THIS MAP. THE SURVEY WAS CONDUCTED BY S. S. EDWARDS AND WALTER S. EDWARDS FROM FIELD NOTES DATED 11/24, 11/25, 11/26, 11/27, 11/28, 11/29, 11/30, 12/1, 12/2, 1941.

State of Maine, Bureau of Property of Deeds  
 Received for recording in County of York  
 at date of recording

GILFORD BUTLER SCHOOL  
 STANDARD BOUNDARY SURVEY  
 SCHOOL ADMINISTRATIVE DISTRICT NO. 5

PARCEL SITUATED ON SECTION 73 IN  
 TOWNSHIP 24 NORTH, RANGE 12 WEST, COUNTY  
 SOUTH THOMASTON, MAINE  
 SURVEYED BY S. S. EDWARDS AND WALTER S. EDWARDS

RODGER S. BACON

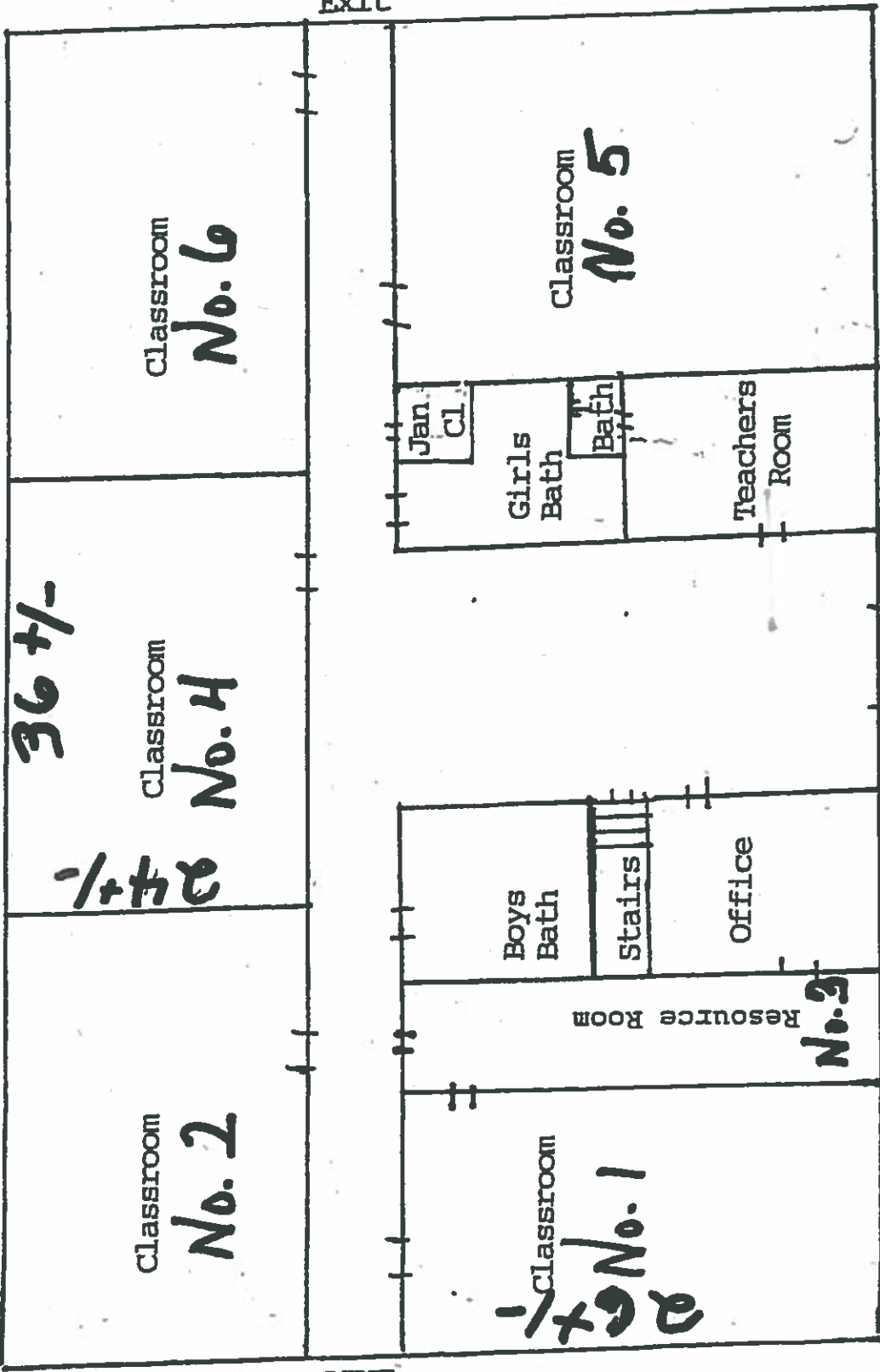
10



App F  
48

58 +/-

100 +/-



FRONT OF BUILDING

NOT TO SCALE

8 +/-

PLAN OF THE LOTS



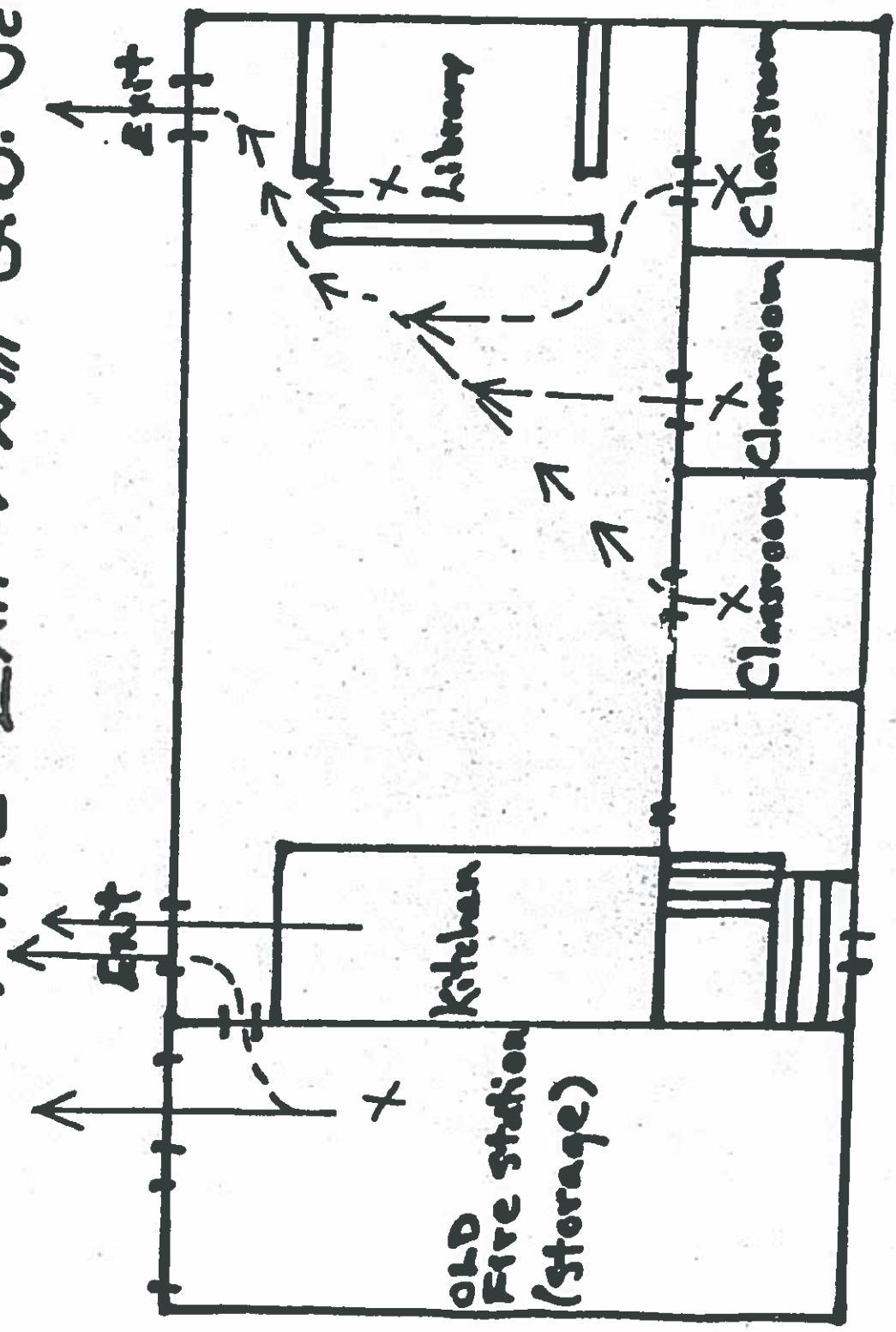
1/2

100  
1/2

100  
1/2

(DOWNSTAIRS)

# FIRE EXIT PLAN G.B. School



Basement Plan

NOT TO SCALE

Temp

Bedroom 2 floor



100x120 (80x120) 110x120 3x120

25/10/2000



App 6



Town Administrator &lt;sthomstn@gmail.com&gt;

## Gilford Butler Electrical System

1 message

John and Leslie Spear &lt;mingogolf@gmail.com&gt;

Thu, Oct 4, 2018 at 2:14 PM

To: Jeff Northgraves <jnorthgraves@roadrunner.com>, Jeff Northgraves <jnorthgraves@knoxcountymaine.gov>, Pennie Alley <penniealley@gmail.com>, Bryan Calderwood <sothomastonfdchief@gmail.com>, Ervin Curtis <elcurtis@roadrunner.com>, Eileen Skarka <ekskarka@yahoo.com>, Sandra Retzlaff <sandyretzlaff@me.com>, Weisman Sandy <sweisman1@roadrunner.com>

Cc: John <hansenarchitect@msn.com>, Town Clerk <sthomstn@gmail.com>, Walter Reitz <wreitz48@gmail.com>, Jan Gaudio <h24evr@roadrunner.com>, Cheryl <berners5@roadrunner.com>

All

I spoke at length this morning with Ed Alley from Alley Electric and Electronics. Ed provides electrical repair and maintenance service to RSU 13. Prior to the creation of RSU 13, Ed did the electrical work for both SAD 5 AND 50, RSU 13's two predecessor agencies.

Ed advised me as follows regarding the Gilford Butler School:

It is a 400 amp service provided by two 200 amp service panels. **The older of the two panels definitely should be replaced.** The Square D panel, the newer of the two, is probably OK for the time being, but at some point in the not too distant future it should be replaced as well.

**90% of the wiring is old style two wire with no ground wire.** A few circuits have been upgraded to three wire.

He was unsure of the status of the kitchen but did think that the bathrooms had GFI receptacles installed at some point. He would need to re look at those two areas to refresh his memory in order to speak with certainty.

**He stated that outlets are extremely limited throughout most of the building.** At some point extension outlet strips were installed in various rooms.

**In his opinion the wiring should be basically gutted and completely redone.** Due to interior walls being made of concrete block in all likelihood new wiring would have to be run in surfaced mounted conduit. He hesitated to estimate what rewiring would cost but in responses to my pressing him for a rough order of magnitude estimate he stated it could easily cost \$15,000 to \$20,000, for just a basic rewiring.

Outside lights are mercury and inefficient.

First floor ceiling lights are old T-8 bulbs with electronic ballasts probably installed about 25+/- years ago. Ballasts are approaching end of their life and cost about \$40 each to replace, and

there are a lot of them. Ceiling lights in basement are the same, except the fixtures themselves are much older than the first floor fixtures.

No knowledge of the internet system. Suggested we talk with Bruce Johnson at RSU 13 Tech Office.

Some electrical upgrades have been done in boiler by Siemens but he is not sure exactly what.

**He wanted to stress that lack of grounded circuits was not only an obvious safety concern but it could also lead to problems with computers, printers, copies, etc. operating properly, due to what is known as lack of "ground references". Also, with numerous office machines operating at the same time it could create "harmonic distortions" that could, in a worse case scenario, cause the neutral wire to over heat, thus posing a fire threat. (From a technical perspective he got way over my head here, but his point was clear)**

John Spear

App #



John and Leslie Spear &lt;mingogolf@gmail.com&gt;

**Gilford Butler Heating System**

1 message

**John and Leslie Spear** <mingogolf@gmail.com>

Wed, Nov 7, 2018 at 6:39 PM

To: Jeff Northgraves <jnorthgraves@knoxcountymaine.gov>, Pennie Alley <penniealley@gmail.com>, Bryan Calderwood <sothomastonfdchief@gmail.com>, Ervin Curtis <elcurtis@roadrunner.com>, Sandra Retzlaff <sandyretzlaff@me.com>, Weisman Sandy <swelsman1@roadrunner.com>

Cc: Town Clerk <sthomstn@gmail.com>, John <hansenarchitect@msn.com>

As I reported at our meeting of October 4th, I spoke to a Mr. Winchenbach regarding the heating system at the Gilford Butler School a few days before that meeting. I just noticed I never typed up my hand written notes of that conversation, so here they are. Better late then never.

Mr Winchenbach is a HVAC technician employed by Siemens Corp. He has done most of the maintenance and service work on the heating system at Gilford Butler over the past few years.

He said that overall the heating system was fairly simple and dependable. He noted that it was an old steam system which typically generates uneven heat, saying that that was "just the nature of the beast for steam systems."

He advised me that the burner was about 4 years old and the boiler about 10 tears old. His opinion was that both items were in pretty good shape.

He stated that the thermo static control valves were old and probably should be replaced in the near future. He noted that the feed water tank could use some help, but was currently working OK.

He indicated that none of the stream traps were currently leaking, but noted that they are very old.

He said he was not aware of any issues with the radiators, but again stressed their age.

He told me that the manual pin time clock was outdated and was not being used. He thought that installation of a new digital clock would be advisable. His also told me that his impression was that over the past several years the system was put into night setback manually by the custodians.

He said a water treatment regimen to retard corrosion, discontinued by RSU 13 a few years back, should be re instituted.

John Spear



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MUNICIPAL BUILDING DEBT	
Balance after September 2018 payment	\$ 245,371
last payment Sept. 2030	

2018 TOWN BUDGET FOR GB	
"Condition Study"	\$ 5,000.00
Insurance	\$ 1,000.00
Utilities	\$ 2,000.00
Oil	\$ 1,000.00

TOWN OWNED PROPERTIES			
Map & Lot	Acreage	Location	
M 5 L 002	1.5	Lot next to Ocean View Cemetery	\$ 34,000.00
M 14 L 60	0.13	8 Dublin Library	\$ 286,800.00
M 14 L 60	0.7	8 Dublin Historical Society	\$ 163,800.00
M 8 L 004	20	Grierson Road	\$ 18,500.00
M 13 L 008	100	Spruce Head Road	\$ 920,700.00
M 6 L 011-001	0.07	Pleasant Beach Town Landing	\$ 152,200.00
M 14 L 63	0.75	Town Landing	\$ 253,700.00
M 14 L 075-006	0.5	Hayden Point	\$ 26,400.00
M14 L063-001	0.55	Town Landing purchased from G.Smith	\$ 19,400.00
<b>GILFORD BUTLER SCHOOL</b>			
M 14 L 013	2.5	54 Spruce Head Road	\$ 1,875,500.00
			\$ 731,700.00

CMP LIBRARY		
	CMP Town Office	
2018 JAN-JULY 2017	\$ 655.55	2018 JAN-JULY 2017
2016	\$ 976.74	2016
2015	\$ 942.44	2015
	\$ 944.32	
		2,479.16
		3,959.07
		3,991.76
		3,317.57

PROPANE LIBRARY		
	OIL TOWN OFFICE	
2018 JAN-JULY 2017	\$ 1,021.32	2018 JAN-MAY 2017
2016	\$ 812.47	2016
2015	\$ 636.11	2015
	\$ 919.13	
		4,094.58
		3,837.87
		5,514.46
		7,513.93

1.1.1	2.2.1.1	11	100000
1.1.2	2.2.1.2	12	100000
1.1.3	2.2.1.3	13	100000
1.1.4	2.2.1.4	14	100000
1.1.5	2.2.1.5	15	100000

1.2.1	2.2.2.1	16	100000
1.2.2	2.2.2.2	17	100000
1.2.3	2.2.2.3	18	100000
1.2.4	2.2.2.4	19	100000
1.2.5	2.2.2.5	20	100000

1.3.1	2.2.3.1	21	100000
1.3.2	2.2.3.2	22	100000
1.3.3	2.2.3.3	23	100000
1.3.4	2.2.3.4	24	100000
1.3.5	2.2.3.5	25	100000

1.4.1	2.2.4.1	26	100000
1.4.2	2.2.4.2	27	100000
1.4.3	2.2.4.3	28	100000
1.4.4	2.2.4.4	29	100000
1.4.5	2.2.4.5	30	100000

1.5.1	2.2.5.1	31	100000
1.5.2	2.2.5.2	32	100000
1.5.3	2.2.5.3	33	100000
1.5.4	2.2.5.4	34	100000
1.5.5	2.2.5.5	35	100000

1.6.1	2.2.6.1	36	100000
1.6.2	2.2.6.2	37	100000
1.6.3	2.2.6.3	38	100000
1.6.4	2.2.6.4	39	100000
1.6.5	2.2.6.5	40	100000

2000