

FREEPORT MIDDLE SCHOOL WALL REPAIR PROJECT INFORMATION

Project Funding and the Voters:

This June the public will vote to approve repairs to Freeport Middle School and to accept partial funding through the State Revolving Renovation Funds (SRRF).

The total project cost and the referendum amount will be \$ 374,521.00. Once the project is completed the SRRF forgives 30% of this amount to the school with the remaining amount is bonded interest free by the school over five years.

The State Revolving Renovation Fund (SRRF) was set up to provide funding assistance to schools to ensure that Maine students have a safe, healthy, and appropriate learning environment. The SRRF is a state and local partnership with each providing a portion of the project funding.

A portion of each loan is considered a grant and is forgiven. The forgiveness rate ranges from 30 % to 70% and is based on the percentage of state subsidy paid to the local school unit. The remaining balance of the loan is paid back over either 5 or 10 years at zero percent interest rate. The loan repayments revolve back into the SRRF and are then used to fund other approved projects.

Freeport's forgiveness amount is 30% or \$112,356.30 with a payback amount of \$262,164.70 at zero interest for five years.

As established, the fund has three priorities:

Priority 1: Health, safety, and compliance issues including roof upgrades, improvements to indoor air quality, compliance with Americans with Disabilities Act, asbestos mitigation, and other health and safety and compliance issues

Priority 2: repair and improvements not related to health, safety, and compliance limited to repairs and improvements to school building structures, windows, doors, and water supply or waste disposal systems

Priority 3: Upgrades of learning spaces and small scale capital improvements

For more information on the SRRF go to www.maine.gov/education/const/homepage.htm and click on the revolving renovation link

The Need at Freeport Middle School

Over this past winter Freeport Middle School has experienced water infiltration into the space between the inside walls and the exterior brick veneer. There are several causes for this including poor brick flashing, gypsum board sheathing which is not water resistant, and failed rosin paper against the gypsum board. After investigating this problem with

help from several experts including Larry Mare from the Bureau of General Services, it was determined that extensive repairs would be needed to the exterior of this building.

Our Application to SRRF

In January once it was determined that there would be a need for an extensive repair an application was filled out to the State Revolving Renovation Funds with a project budget of \$374,521.00 developed by a building consultant and filed with the Department of Education. In early March we received word that our application had been approved

The Repair

It was first thought the outside walls would need to be removed from the building and new sheathing and insulation installed with another form of siding to stop this water infiltration.

This proved not to be the best approach for our middle school; Turner Building Science has developed a repair for this type of problem using a membrane as a water drain plain and spray foam insulation to prevent thermal bridging and to increase insulation in the wall cavity. A new roof will be part of this project; the existing roof is near the end of its useful life and plans to install a drip edge to keep roof run off from melting snow and rain off the brick face will require the roof to be recovered. The remaining project work will include reinstallation of the interior sheetrock, paint and re-grading around the building to allow rainwater to run away from the building.

There are many benefits to using this approach, the brick remains, the process using the membrane and spray foam increase the insulation value of the walls so will save heating cost (one school reports 40% savings after this process), we get a new roof on the school, and this work should be completed before the start of school this fall.

Next Step

Freeport voters will be asked to vote on the bond project June 10. If you have questions please get in touch with School Committee Chair Chris Leighton, Dennis Ouellette, Director of Maintenance and Transportation or Elaine Tomaszewski, Superintendent of Schools.