

**Coolidge School Re-Use Task Force  
Finance Meeting Room, Town Hall  
Maynard, Mass.  
5:30 p.m. Tuesday, April 21, 2015**

**Present:**

**Task Force Members:**

Lee Acker

Ken Neuhauser

Sally Bubier

Vicki Stevens

Tim Hess

Jack MacKeen

**Also Present:**

Andrew Scribner-MacLean, Assistant Town Admin.

Aaron I. Miklosko, Facilities Manager

Ellen Duggan

**I. Coolidge Roof** – Aaron Miklosko, the town’s new facilities manager, reported that a roofing contractor inspected Coolidge’s roof last Friday, April 17, and found that all flashing on the hips and valleys on the west side of the roof need to be replaced. The repair estimate is \$42,000. To replace the whole roof with slate would be \$236,000. Aaron said the roof appears to be in general good shape. He also commented that the Coolidge building seems solid and in good condition. The main threats to the building are water damage, from the roof leaks, and fire. The building doesn’t have any sprinkler systems. We also asked if Aaron could inspect the building for asbestos.

Aaron and Andrew Scribner-MacLean left the meeting.

**II. Minutes** – The corrected minutes of the April 7 meeting were approved.

**III. Preservation Consultants Report** – The local consulting firm, Epsilon, is scheduled to visit Coolidge May 4. It will then take about three weeks to complete their report. Jack MacKeen said the firm is committed to its \$1,450 estimate.

**IV. Coolidge Re-Use Report Format** – Jack presented his revised format. The six headings are Task Force, The Property, Findings, Options Considered and Recommendations, RFP Elements to be Included, and Bibliography.

**V. Discussion on Coolidge Uses** – We had a general discussion. Some of the highlights:

- **Identify Town Needs** – They include:
  - Maynard Food Pantry needs a home
  - ESL classes
  - Senior Center
  - Historical Society

- o School Administration will need office space in three years (Only a five-person office so don't need a lot of space)
- **Coolidge-owned-by-Town Scenario** – Some felt that if preservation of the Coolidge building is important, then the town shouldn't own it since the town doesn't have the money to preserve it. Jack said he doesn't see a municipal use for Coolidge. In addition to the town's lack of capital, he cited Coolidge's limited parking (16 marked spaces in the lot and a handful more on the street.)

Ken Neuhauser distinguished between municipal ownership, in which the town leases the building to others; and municipal use for town-run offices and services. If some of the building's tenants can produce revenue then some felt town-ownership would be feasible.
- **RFP Parameters** – We need to decide what type of criteria we can recommend. Ken noted that we could recommend criteria and then have *preferred* criteria. An RFP would need to be sensitive to the playground and sledding hill.
- **Is it Important to Keep Coolidge Town-Owned?** – We struggled to understand each other's perspectives but it seemed to be worthy to air them. Ellen Duggan said if we had the money there would be no question that the town would retain the building. Vicki Stevens, as usual, worried about losing space that, once lost, would cost dearly to replace. Everyone agreed that Coolidge is unique and historically valuable.
- **Another RFP Thought** – After Jack and Ken left, we agreed that an RFP should allow for creative alterations by the developer. We agreed that an RFP should be more qualitative rather than quantitative and it should encourage the developer to honor and celebrate the history of Coolidge.

**VI. Adjournment** – About 7:30 p.m. Next meeting is Tuesday, May 5.