BUILDING COMMITTEE MEETING
OCTOBER 14, 2026
5:00 p.m.
Newbury Library Media Center

DRAFT

Regional School District No. 7 Board of Education Mission Statement:
We believe the public education is an essential component of a free and democratic society. In a partnership of family, school, community, and local and state government, our mission is to enable all students to meet high standards, make productive choices in their personal lives, contribute to a diverse global society and act as responsible citizens.

1. Call to Order & Attendance

- **Present:** James Gaskins, Keith Boyle, Noel Gauthier, Steve LePage, Molly Sexton Read, Rob Jerram

2. Approval of Minutes

- **Motion** by James Gaskins, seconded by Keith Boyle, to **APPROVE** the minutes for the June 10 meeting. AYE: Ms. Sexton Read, Mr. Jerram, Mr. Gauthier, Mr. LePage, Mr. Gaskins and Mr. Boyle. NAY: none

- **Motion** by Noel Gauthier, seconded by Keith Boyle, to **APPROVE** the minutes for the June 12 meeting, as amended. AYE: Ms. Sexton Read, Mr. Jerram, Mr. Gauthier, Mr. LePage, Mr. Gaskins and Mr. Boyle. NAY: none.

3. State Grant Packaging & Project Strategy

James Gaskins presented research on bundling the proposed capital projects to optimize state grant eligibility and prepare for a May referendum:

- **Project Bundles & Grant Eligibility:**
    1. **Roof Replacement & Rooftop Solar:** Bundled as a single project eligible for a non-priority state grant. The solar component will involve purchasing and owning panels (net metering system) rather than a Power Purchase Agreement (PPA) to maximize state reimbursement.
    2. **HVAC Project:** Standalone non-priority state grant project.

3. **Vo-Ag Program Enhancement (Retaining Wall):** Standalone state grant project.
4. **Athletic Field Complex Renovations:** Standalone project (covers all four fields including baseball and soccer). Not state-grant eligible, but will be included in the overall bond packaging.

- **Combined School Building Grant Application:** The committee successfully persuaded the state to treat the Middle School and High School as a single building for grant purposes to avoid duplicate application processes and cost splits.
- **Timeline:** To be ready for a bond vote at the first Tuesday in May referendum, the district must immediately issue RFPs for architectural design, engineering studies, and professional cost estimations.

4. Existing Solar Panel PPA Buyout Discussion

- **Current Performance:** The existing solar installation is only operating at ~60% productivity due to original installation and wiring/inverter issues, rather than panel degradation.
- **Buyout Considerations:** Proceeding with the roof project requires taking down the existing panels. Terminating or buying out the existing contract carries substantial costs
- **Strategy:** The committee agreed that legal counsel/arbitration should be utilized to negotiate a reduced buyout or settlement based on the vendor's failure to deliver promised generation capacity.

5. Motions for Board Approval

- The committee reviewed four sets of required statutory motions covering all four projects (Roof/Solar, HVAC, Vo-Ag Enhancement, and Athletic Fields).
- Approval of these motions by the Board of Education is necessary to begin drafting RFPs, obtaining firm cost estimates, and securing state grant eligibility.

Motion by Noel Gauthier, seconded by Keith Boyle, to **APPROVE** the motions required for the four district projects (roof replacement/solar, HVAC, VOAG program enhancement/retaining wall, and athletic fields complex) to proceed with RFPs, schematic designs, and cost estimates. AYE: Ms. Sexton Read, Mr. Jerram, Mr. Gauthier, Mr. LePage, Mr. Gaskins, and Mr. Boyle. NAY: none.

6. Adjournment

Motion by Noel Gauthier, seconded by Rob Jerram, to **ADJOURN** the meeting at 5:54 pm. AYE: Ms. Sexton Read, Mr. Jerram, Mr. Gauthier, Mr. LePage, Mr. Gaskins and Mr. Boyle. NAY: none.