10/24/2013

Final Report from the Town of Waldoboro Regarding

Lincoln County Regional Planning Commission 2013 ASK Program Grant

On May 22, 2013 the Town of Waldoboro (town) was awarded 2013 ASK Program Grant Lincoln County Regional Planning Commission in the amount of $2,000. The purpose of the grant was to analyze possible options that the town might undertake to address concerns that had been expressed by the Town’s insurer regarding the future soundness and suitability of the two existing exterior steel fire escapes at the Friendship Street School. The Friendship Street School is a town owned former school building that is lease to Midcoast Maine Community Action Head Start program.

On June 18, 2013 the town entered into an agreement with Pine Tree Engineering of Bath, Maine, to undertake this analysis. Specifically Pine Tree was to compare and contrast the advantages and disadvantages, including cost, of three options. The three options were (1) replacing the two fire escapes in the current existing locations, (2) replacing the two fire escapes with one fire escape and (3) installing a sprinkler system in lieu of the two existing fire escapes.

On September 25, 2013 Pine Tree submitted its report to the town. A copy of said report is attached. In the course of developing its report Pine Tree met with representatives from the lessee, Midcoast Maine Community Action, the Maine State Fire Marshalls Office, Maine Water (the facilities water supply utility) and a private fire sprinkler system installation firm. Town officials involved included the Town Manager and the Public Works Director.

The report:

* documents existing facility use and conditions
* provides updated scaled layout plans for each of the facilities three floors
* summarizes applicable life safety and fire code requirements
* details three options, including simple scaled drawings, for the 2nd, or top, floor
* notes issues of consideration for the ground and 1st floor.
* Provides a summary conclusion.

A copy of the Pine Tree report was forward to Midcoast Maine Community Action October 3, 2013. The report was presented to the Waldoboro Selectboard at its meeting of October 8, 2013.

The completed work accomplished the town’s goals as the Town now has a clear understating of its options and the approximate costs associated with those options. The one surprise was learning definitively from the Fire Marshall’s office that installing a sprinkler system would not negate the requirement to have a remote second means of egress from the second floor.