



PLANNING & BUILDING COMMITTEE

Merrimack School District

<http://www.merrimack.k12.nh.us/PBC/>

Minutes

July 27, 2009

Present: D. Powell, R. Hendricks, G. Perry, S. Heinrich, L. Rothhaus, F. Rothhaus and School Board liaison R. Swonger

Also present: Business Administrator M. Shevenell and Realtor Bill Barry

R. Hendricks called the meeting to order at 7:35 PM.

R. Hendricks introduced and welcomed the new School Board liaison, Roy Swonger.

Next Meeting

R. Hendricks reminded the members that he would be presenting an interim report on the School Board Charge to the School Board on August 10th. As a result, the next meeting of the Committee will be August 24th.

Work on the School Board Charge: Combined SAU/SpEd Office Space

M. Shevenell provided members with a handout updating the progress on renovations still needed at JMUES.

- Urgent project: removal of asbestos tile is an on-going project.
- Compulsory projects: replacing corridor doors and providing inner connector doors in some of the classrooms in the oldest section has not been done.
- Necessary projects:
 - Electrical system upgrades are completed as needed
 - Replace window casings, classroom cabinetry and chalkboards are on-going projects.
 - Repaint walls and baseboards are on-going projects.
 - The lockers in the oldest part of the building were re-painted rather than replaced.
- Desirable projects: Except for lighting upgrades, most of the projects listed as desirable have not been completed, though several are under consideration or in planning stages. (Alternate space uses, installation of blackout shades, and moving the Administrative Offices.

R. Hendricks told the members that he thought the following areas of concern should be important parts of the Committee comparison of the various spaces options for a SAU/SpEd offices: Safety, Security, Environmental Issues, Confidentiality and Handicapped Access.

Realtor Bill Barry was present to give the Committee an overview of rental properties that might be considered for the combined SAU/SpEd space. B. Barry told the Committee that the cost of each space would include gross rent plus taxes. He said that lease rates need to be considered in each case.

Minutes, 7-27-09 continued

- Thornton Place – physically would not work – there is no traffic light, it is not handicapped accessible and the space available is less than 10,000 square feet. The cost to rent is \$12 per square foot plus “triple net.” (taxes, insurance and utilities.)
- Merrimack Commons - the space available is less than 10,000 square feet. Rent is expensive.
- Shaw’s Plaza (DW Highway, near East Ridge condos) – the land is owned by one person and the building is owned by another who has leased it to Shaw’s. There are 26 years left on the Shaw’s lease and they do not want to let it go. The cost to rent other spaces is \$16 per square foot plus triple net.
- Shaw’s Plaza (Continental Blvd) - the space available is less than 10,000 square feet.
- Silver Building (DW Highway, near Thornton Cemetery) – a charter school rents the second floor. There is approximately 16,000 square feet of space. The cost to rent is \$10 per square foot plus triple net (or \$14.75 per square foot)
- Continental Boulevard – This area is zoned industrial. The old Texas Instruments building is approximately 22,000 square feet. Rent is about \$10.55 per square foot plus utilities, but the current lease does not expire until 2011. There is available second floor space, but there is no elevator. It would cost \$116,000 per year to lease.

Mr. Barry told the Committee that basically there were no viable options that would cost less than \$10,000 per month to lease. In addition, the “fit-up” costs, for example: HVAC renovations, would be expensive. R. Hendricks reminded the members that renovations for leased properties are not eligible for state building aid.

L. Rothhaus asked M. Shevenell to provide the Committee with an update on security cameras at Merrimack High School.

R. Hendricks thanked Mr. Barry for coming to the meeting.

S. Heinrich made a MOTION to adjourn. Second: G. Perry. MOTION PASSED.

R. Hendricks adjourned the meeting at 9 PM.

Respectfully submitted,

Patricia Heinrich