



PLANNING & BUILDING COMMITTEE

Merrimack School District
<http://www.isone.com/~merrpbc>

Minutes
August 6, 2007

Present: S. Barnes, S. Heinrich, R. Hendricks, G. Perry, F. Rothhaus, L. Rothhaus and School Board member R. Robertson-Smith

Also Present: Superintendent M. Chiafery, Business Administrator M. Shevenell and Architect F. Marinace.

S. Heinrich called the meeting to order at 7:33 PM.

Questionnaire Update

S. Heinrich told the members that the questionnaires had been distributed and he had already received some replies, which he would hand out later in the meeting. He indicated that replies from the SpEd staff members would not be possible until school started and that M. Chiafery had indicated that she would be meeting with Senior Administrative staff to fill in the Administrative questionnaire.

Meeting with Frank Marinace

M. Shevenell introduced Frank Marinace to the Committee and told the Committee that he had given some preliminary building information to F. Marinace, who then presented Committee members with a sample building floor plan for discussion purposes only.

Discussion included the following issues:

- The sample building floor plan was about 10,800 square feet.
- Building codes require two means of egress.
- Though a bigger footprint, one story building is cheaper to build. A two-story building will require an elevator and two stairwells.
- Some staff may be able to share space and some areas can be dual purpose.
- Building should be designed to include the potential for expansion.
- Special consideration may be needed for technology space.
- There is a potential for 40% state aid.
- There are grants for “green” construction, which could defray 10% of the building cost.
- Specific site information is necessary before any design is finalized and site development costs are estimated.
- Wood frame construction is approximately \$120 @ square foot. Green construction would initially cost slightly more. Masonry construction is estimated at \$200 @ square foot.
- The large meeting space would hold 40 ± people.
- A feature of the building was a secure entrance to the office areas.

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- It would take five to six months to build the building. However, M. Shevenell said it would be better to have a complete set of building plans before starting construction rather than doing a “design-build” which is how the middle school and the various school additions were built. He said such plans also take about six months.
- S. Barnes noted that using \$135@ square foot for “green” construction would result in a total building cost of \$1.4 million dollars, but with potential “green” grants and available state aid, the construction bond would be approximately \$830,000.
- The costs and benefits or drawbacks of movable walls, and various roof styles, siding materials and HVAC systems were also discussed.
- There is a need for a delivery area and/or loading dock with storage nearby.
- In order to build voter approval, the benefits and advantages of “green” design as well as resulting improvement to operational efficiencies will have to be part of the explanation to the voters.

S. Heinrich thanked F. Marinace for coming to the meeting and providing a lot of information for the Committee to digest.

Capital Improvement Plan (C.I.P.)

M. Chiafery gave the Committee a brief overview of the proposed C.I.P. She said she wanted Committee input before going before the School Board. She told the Committee that she and M. Shevenell had been working with Maintenance Director S. Lemay to update the list of projects to be proposed in the C.I.P. Items that were part of the Honeywell project have been removed from the C.I.P. and items addressing the ventilation and other “optional” issues raised by Honeywell have been added. She said she is concerned that there are many projects that will come in rapid succession. She also stated that the Planning Board wants specifics, so she would be presenting the sample floor plan prepared by F. Marinace for a combined SAU/SpEd building as a possible conceptual design at the Planning Board meeting when discussing the C.I.P. She noted that S. Lemay would meet with the Committee and with the School Board to discuss a change in philosophy regarding roofing materials as repair and reconstruction of several school roofs are in the proposed C.I.P. Members noted that parking projects need to be included in the C.I.P. as well.

S. Heinrich told the Committee that the C.I.P and Approval of Minutes would be the main items on the agenda of the next meeting, which will be on August 27th. He distributed the questionnaire answers that had been received thus far and noted that discussion of the responses would be put off until the remaining questionnaires are received after school starts.

The meeting adjourned at 9:30 PM.

Respectfully submitted,

Pat Heinrich