



PLANNING & BUILDING COMMITTEE

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

Minutes
August 27, 2007

Present: S. Heinrich, R. Hendricks, G. Perry, F. Rothhaus, L. Rothhaus and School Board member J. Vaillancourt

Excused: S. Barnes

Also Present: Superintendent M. Chiafery, Business Administrator M. Shevenell and Maintenance Director and Assistant Shirley Lemay and Tom Tousseau

S. Heinrich called the meeting to order at 7:38 PM.

Approval of Prior Minutes

R. Hendricks made a MOTION to approve the minutes of May 29, 2007 with several grammatical corrections. Second: G. Perry. MOTION PASSED: 5 – 0 – 0.

G. Perry made a MOTION to approved the minutes of June 11, 2007 with one grammatical correction. Second: R. Hendricks. MOTION PASSED: 3 – 0 – 2. (F. Rothhaus and L. Rothhaus abstained.)

R. Hendricks made a MOTION to approve the minutes of July 9, 2007 with several typographical corrections and the inclusion of M. Chiafery in the list of attendees. Second: F. Rothhaus. MOTION PASSED: 5 – 0 – 0.

L Rothhaus made a MOTION to approve the minutes of July 23, 2007 with a spelling correction. Second: G. Perry. MOTION PASSED: 4 – 0 – 1. (F. Rothhaus abstained.)

L. Rothhaus made a MOTION to approve the minutes of August 6, 2007. Second: R. Hendricks. MOTION PASSED: 5 – 0 – 0.

Capital Improvement Plan (C.I.P.)

M. Chiafery told the Committee that she was presenting an either year plan for proposed capital improvements within the District. She stated that only the first six years of the plan would be presented to the Planning Board.

Roofing

S. Lemay told the Committee that all the District roofs (except the new middle school) are out of warranty. She is proposing existing roofing be completely removed and replaced with “built up” roofs, but that the project be done over several years. She said the District has had many leaks and other problems with the “single ply/membrane” roofs that were installed on the 1997

additions. She indicated the built up roofing that had been installed in 1990 have held up well, with minimal problems. She said the warranty on the single ply roof was 10 years, the warranty on the built-up roofs was 15 years, but they have lasted longer. She said the greater cost for the built up roof was offset by the longer life of the roof. She also said the District has 10 – 12 acres of roof.

R. Hendricks asked for better definition of what areas of what schools are part of which project. M. Chiafery stated that colored maps would be created to provide this detail. In addition, M. Chiafery noted that the order of the roofing projects had been suggested by S. Lemay based on condition of the current roof.

G. Perry asked if the costs to repair damage from roof leaks more than the cost of the roof installation (over time). In addition, he asked why roof repairs for leaks had not been covered under the warranty. S. Lemay indicated that the installation company says the problem is defective product and the product company says the problem is defective installation. G. Perry suggested that the cost for repairs plus the time spent repairing and other ancillary costs, like damaged ceiling tiles and insulation and time that the areas in question had to be closed off be quantified.

F. Rothhaus made a MOTION to recommend the C.I.P. for roofing as proposed. Second: L. Rothhaus. MOTION PASSED: 5 – 0 – 0.

Air Quality

M. Chiafery said that the representatives from Honeywell would like to meet with the Committee to discuss proposed renovations to improve the air quality in the schools. She said she was going to propose \$30,000 in the FY 2008-2009 operating budget to do a ventilation study to determine a list of possible options and a timetable.

S. Heinrich suggested that nothing should be put in the C.I.P. until the projects and prospective costs and timetable were definite. M. Shevenell said that the proposed costs listed in the C.I.P. were based on the air quality projects that were currently being undertaken at the upper elementary school.

J. Vaillancourt said she felt that a discussion about the whys and whats of air quality was necessary. G. Perry agreed and stated that the tangible assets and issues with air quality need to be determined. M. Chiafery will check with Honeywell to arrange a date for this discussion.

M. Shevenell suggested that the Administration could include a note indicating that air quality projects are being researched and will be included in future C.I.P.s.

G. Perry made a MOTION to recommend the inclusion of Air Quality – Ventilation projects only as a footnote to the proposed to C.I.P. Second: F. Rothhaus and L. Rothhaus. MOTION PASSED: 5 – 0 – 0.

Asbestos Removal

T. Tousseau told the Committee that the eight years of projects listed in the proposal completes the removal of all asbestos within the schools. He said the only remaining asbestos (in tiles and glue) is encapsulated. He stated the order of the projects could change if conditions warrant. He said the areas with asbestos are reviewed every six months, and tested by an out-of-district company every three years. He also said that a contractor specifically licensed for asbestos removal must be utilized, but there are many such companies. S. Lemay said the current asbestos removal project at the high school went out to bid.

Members discussed whether these projects would be part of the operating budget or separate warrant articles. Issues raised included Capital Reserve Fund money would be used, asbestos removal is “an easy sell” and if the warrant article fails, operating budget funds cannot be used to complete the project.

F. Rothhaus made a MOTION to recommend the C.I.P for Asbestos Removal as proposed. Second: G. Perry. MOTION PASSED: 5 – 0 – 0.

Paving

S. Heinrich noted that the paving projects as proposed do not qualify for inclusion in the C.I.P.

M. Shevenell explained that there are drainage issues, which will be addressed as part of the paving project at Mastricola Elementary School (M.E.S.). He stated that a study of the problem and possible solutions needed to happen before definite costs will be known.

Members suggested this study could be done next year and discussed that paving at the high school will likely cost at least \$100,000 and suggested that amount be listed in the C.I.P for FY 2010 - 2011.

L. Rothhaus made a MOTION recommending that M.E.S. paving be included as a footnote in the C.I.P and the high school paving be proposed as \$100,000. Second: R. Hendricks. MOTION PASSED 5 – 0 – 0.

Consolidation of SAU/SpEd Offices

S. Heinrich made a MOTION to recommend that \$1,500,000 be proposed for this project in 2008-2009. Second: L. Rothhaus. MOTION PASSED: 5 – 0 – 0.

Other

F. Rothhaus asked M. Shevenell if he conferred with Town Finance Director Paul Micali regarding the timing, bidding and other facets of capital projects. M. Shevenell indicated that he did.

R. Hendricks asked about plans for the other renovations that had been suggested for the upper elementary school. M. Chiafery stated that locker replacement and bathroom repairs would be included in the operating budget. In addition, she told the Committee that, in FY 2008-2009, the Administration hopes to develop a plan to relocate the upper elementary main offices for inclusion in the C.I.P for 2009-2010.

Finally, M. Chiafery raised the concept of artificial turf on the high school football field. She indicated putting in artificial turf would cost as much as \$850,000. Members discussed the pros and cons of this project as well as the possibility of MYA fundraising assistance. F. Rothhaus made a MOTION to recommend inclusion of \$850,000 for artificial turf at the high school in FY 2012 – 2013. Second: G. Perry. MOTION PASSED: 5 – 0 – 0.

L. Rothhaus asked about security cameras in the schools and in the parking lots. She made a MOTION to recommend the inclusion of \$100,000 for security issues within the district in FY 2009-2010. Second: R. Hendricks. MOTION PASSED: 5 – 0 – 0.

M. Chiafery thanked the Committee for its comments, questions, recommendations and discussion. She stated she would advise the Committee when the representatives from Honeywell would be able to attend.

S. Heinrich announced the next meeting would be on September 10th.

L. Rothhaus made a MOTION to adjourn. Second: R. Hendricks. MOTION PASSED. The meeting was adjourned at 9:30 P.M.

Respectfully submitted,

Pat Heinrich