



PLANNING & BUILDING COMMITTEE

Merrimack School District

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

Minutes

September 14, 2009

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

Also Present: Superintendent M. Chiafery and Business Administrator M. Shevenell

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

Capital Improvement Program (C.I.P.)

M. Shevenell told the Committee the projects in the C.I.P. are in several general categories:

Roofing

M. Shevenell explained that, with the help of a roofing company, Maintenance Director Tom Tousseau has completed an evaluation of all school roofs within the district to develop a schedule of roof replacements. M. Shevenell reported that the roof most in need of immediate attention is most of the Reeds Ferry School roof. He said replacing this roof would probably be on the Spring 2010 ballot. The rest of the roofing projects take place in small increments over the next several years. These new roofs will have 20 years warranties. M. Shevenell noted that in the past roofs have had 15 year warranties and due to the efforts of the maintenance department, most of the roofs have lasted longer than that. He also noted that a problem in the past was that often manufacturers do not install roofs so if there is a problem with the roof, the installer will claim the problem is not the result of the installation, but rather the product. The District plans to use installers that are certified by the manufacturer and/or get manufacturers warranties as well.

Asbestos Removal

M. Shevenell explained that asbestos removal projects had been put on hold last year to keep the overall budget impact down. He said the plan is still to have all known, visible asbestos removed by 2016. However, renovations to existing buildings might uncover additional asbestos sites.

Paving

M. Shevenell explained that the paving projects currently in the C.I.P. are

1. MHS: the area in front of the high school and “the bus loop” which runs behind the high school and down O’Gara Drive.
2. TFS: the circle in front of the school and the back parking area. He said the project would include removing the old parking surface, digging down and re-surfacing.
3. JMESJMUES: “School Street,” the “bowl” and the shared parking lot. He indicated that the School and the Town might jointly fund paving this area.

Combined SAU/SpEd Office

M. Shevenell said that \$1.5 million dollars has been put in the C.I.P. as an estimate of the cost for a new building. He said this was an estimate for a “green,” 10,800 square foot building. He indicated that Administration is looking to the Committee to provide firmer cost figures and a timetable for construction.

Discussion included the following:

- Roofs
 - No funds have been added to the Roofing Capital Reserve Fund (C.R.F.) in recent years.
 - The cost of the new roof at Reeds Ferry will require completely depleting the Roof C.R.F. plus additional taxpayer dollars.
 - New roofs now have a 25-year warranty.
- There were questions about whether the drainage problem at Masticola was a priority or not.
- Combined SAU/SpEd - JMUES
 - Was relocating the entrance to JMUES still part of the long-range plan for JMUES? If so, could this be done as part of any renovation that might be done to move SAU or SpEd offices to JMUES?
 - If office space for SAU or SpEd was created at space in JMUES,
 - Would the space have to be renovated to “school building” standards?
 - What about sprinklers and handicapped access to these new offices?
 - Can Administration get some renovation cost estimates from Frank Marinace?
 - Can this project wait much longer?
 - Members noted the School Board has shown positive support for this project.
- By consensus, members agreed the most urgent C.I.P. item is the asbestos removal and the less urgent is relocating the main office at JMUES.
- Members also agreed the needed upcoming roofing projects, with little or no funds saved the Roof C.R.F., are “budget busters.” They wondered if there was a way to save funds and/or spread out the cost of the projects or the projects, themselves.
- There were comments about the need for a plan and funding to maintain, upgrade or rebuild the various school district athletic fields.

S. Heinrich made a MOTION to recommend \$1.5 million dollars for the Combined SAU/SpEd Building project be put in the C.I.P. in FY 2010-2011. Second: R. Hendricks. MOTION PASSED: 5 – 0 – 1. (D. Powell abstaining.) D. Powell told the Committee he was not opposed to putting the project on the ballot in the spring, but he didn’t want to attach a specific dollar amount until the Committee has a better grasp of the project.

S. Heinrich made a MOTION to recommend to the School Board the C.I.P. as proposed by the Administration and amended by the Committee. Second: L. Rothhaus. MOTION PASSED unanimously.

Facility Naming Request

R. Hendricks reported that he had received a complete facility naming request to name the Butterfly Garden at Reeds Ferry School for Barbara Devore. He said he had notified the applicant that the Committee was putting the application “on hold” so that the Committee could focus on the SAU/SpEd project.

Combined SAU/SpEd Building:

Members who toured the upper elementary school on September 10th reported their observations.

- The Honeywell upgrades were not done to any of the older parts of the upper elementary school.
- Classrooms designated as science classrooms seem to be underutilized.
- There seem to be lots of rooms designated as SpEd breakout rooms.
- School internal traffic patterns would be adversely affected during renovation and use of space for SAU/SpEd offices.
- There may not be sufficient additional parking spaces available if SAU or SpEd is moved to the upper elementary school. Combined SAU/SpEd office needs 50 spaces.
- There is a potential “population bubble” of students coming soon that would mean that the upper elementary school might need to “reclaim” the space re-purposed to SpEd or SAU offices.
- Could the playground be moved to the inner courtyard?

After discussion, members agreed that there was not sufficient space at the upper elementary for the whole project and that if space in this school was to be utilized for office space, it would be better to move the SpEd offices here rather than the SAU offices.

R. Hendricks reported that he had learned that there are some possible upcoming changes to the arrangement between the town, the school district and the Catholic Diocese regarding the parking lot behind Our Lady of Mercy Church.

Members agreed the following tasks need to be done:

1. Figure out how much space is realistically available at the upper elementary school plus determine number of parking spaces and the number of staff.
2. Find out how much it would cost to renovate the space for SAU or SpEd office space and compare this with cost to build new space. Renovation cost would include an energy upgrade as well.
3. Find out whether renovating school building space to accommodate administrative offices is eligible for state aid.
4. Review what land the District owns to see if any should be sold and sale profits used to offset costs of the SAU/SpEd project whether the project be construction of new space or renovation of existing space.
5. Tour the SpEd (blue) building again.
6. Determine space and parking needs for just the SpEd office and just the SAU offices.
7. Review student enrollment population figures when available.

D. Powell made a MOTION to adjourn. Second: S. Heinrich. MOTION PASSED. R. Hendricks adjourned the meeting at 9:41 PM.