



PLANNING & BUILDING COMMITTEE  
Merrimack School District  
<http://www.merrimack.k12.nh.us/PBC/>

Minutes  
October 12, 2010

Present: R. Hendricks, G. Perry, F. Rothhaus, S. Heinrich

Excused: L. Rothhaus, D. Powell

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

R. Hendricks called the meeting to order at 7:31 PM.

**Capital Improvement Program (C.I.P.)**

M. Chiafery told the Committee that the Administration was looking for input, on their draft C.I.P. proposal, before it was submitted to the School Board. She said that they had added 2 years to the proposal for long range planning purposes, but that these last two years would not appear in the document that is presented to the Planning Board.

M. Shevenell went through the proposal, category by category:

**Roofing**

M. Shevenell told the Committee that in the fall, Maintenance Director Tom Tousseau inspects each building's roof with a representative from Garland Roofing. He said the order in which various school roofs were proposed for replacement has been changed based on that inspection. He also said that roof replacement is only done during the summer, which means the District can only work on one school at a time. Discussion included the following:

- The Mastricola complex is divided into two separate schools: the upper elementary and the elementary.
- Bonds:
  - One of the current bonds will be retired in fiscal 2012-13.
  - While it is possible to lump several projects together into one large bond, the bond must be spent within five years.
  - Having a roofing project each year keeps the tax impact level.
- The Phase 2 project for Reeds Ferry School completes that entire roof replacement.

Built-up roofs are now being installed in all schools.

**Asbestos Removal**

M. Shevenell told the Committee that Maintenance inspects all known asbestos locations and sends a report to the state annually. Every three years, there is an independent inspection as well. M. Shevenell reported that the only known asbestos left is in some floor tiles. He said Administration is proposing approximately \$200,000 for asbestos removal for each of the next seven years, after which, all known asbestos will have been removed from the schools. He said that last year's project (Thorntons Ferry – Phase 1) was removed from the budget, but that Administration would like to see that funded in the 2011-2012 budget.

### **Paving**

M. Shevenell reported that the District owns O’Gara Drive, Madeline Bennett Lane and Lyons Road. He said that Lyons Road needs some major reconstruction. He said that other upcoming paving projects include the front of the high school, Thorntons Ferry School, and the main entrances for the Mastricola schools. M. Chiafery said that she wanted the Committee to look at parking and paving once it finished the SAU/SpEd report. Discussion included the following points:

- There is a need for more parking and/or a redesign of the parking at Reeds Ferry School.
- Work on the parking lots at the high school should/could be done in combination with the construction of the new SAU office.

### **Consolidation of SAU/SpEd Offices**

M. Chiafery told the Committee that Administration is suggesting that the new SAU/SpEd building be put in 2013-14. She said this would give the District time to establish and build up a Capital Reserve Fund (C.R.F.) for the project.

Discussion included the following points:

- Putting all Administrative staff in one building ultimately benefits the students.
- The bad economy has resulted in a low bond interest rate and low construction costs.
- The Committee’s report will be the first time the District has had a solid, factual report to back up the project.
- Some members felt the project should be put on the ballot in April 2011, and others worried that if it fails, it won’t be proposed again.
- Some members felt that establishing a C.R.F. puts the project in the public eye and also “tests the waters.”

As a compromise, by consensus, members suggested that the project be put in FY 2012-13 and suggested the proposed C.R.F be funded with that no more than \$250,000 from surplus.

### **RFS/TFS/JMUES Entrances**

Members suggested that these projects should be labeled as necessary since they relate to safety concerns.

### **MUES Drainage**

Members suggested that the drainage issue be addressed at the same time the parking lot is paved.

### **MHS Track Resurfacing**

M. Shevenell told the Committee that the track was built in 1999. He said that the expected lifetime of the materials used to build the track was fifteen years, which was 2014. Members suggested that reconstruction be taken under advisement and/or a C.R.F be started, but that the project should be removed from the C.I.P. until a definitive plan is created.

After discussion, F. Rothhaus MADE A MOTION to recommend the following to the School Board. Second: S. Heinrich.

	Priority	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
<b>Roof</b>	Necessary		\$574,490	\$896,263	\$334,285	\$355,110	\$428,978
<b>Asbestos</b>	Necessary	\$170,000	\$232,000	\$248,000	\$256,000	\$256,000	\$211,000
<b>Paving</b>	Necessary	\$205,000	\$115,000			\$160,000	\$125,000
<b>SAU/SpEd</b>	Necessary		\$1,800,000				
<b>RFS-TFS</b>	Necessary						\$200,000
<b>MUES Drain</b>	Necessary					\$150,000	
<b>MUES Entrance</b>	Necessary					\$100,000	
		\$375,000	\$2,721,490	\$1,144,263	\$590,285	\$1,021,110	\$964,978

MOTION PASSED unanimously.

R. Hendricks thanked M. Chiafery and M. Shevenell for coming to the meeting.

### **Combined SAU/SpEd Building**

R. Hendricks announced that the due date for the Committee's report on the Combined SAU/SpEd office had been changed to November 1, 2010.

Members made revisions to the newest draft of the report and agreed to meet on October 25<sup>th</sup> to continue work on the report.

### **Announcements**

R. Hendricks told the members that the School Board was hosting a Right to Know Training on October 26<sup>th</sup> and that the Committee was invited to attend. He said he would provide more information when he received the details of the training.

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

R. Hendricks adjourned the meeting at 10:00 PM.

Respectfully submitted,

Patricia Heinrich