



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

Minutes  
September 21, 2010

Present: R. Hendricks, G. Perry, D. Powell, S. Heinrich, L. Rothhaus (arrived late), F. Rothhaus (arrived late)

Also Present: Business Administrator M. Shevenell and Architect T. Farkus.

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

**Approval of Prior Minutes**

S. Heinrich made a MOTION to approve the minutes of July 12, 2010 with corrections. Second: D. Powell. MOTION PASSED 4 – 0 – 0.

D. Powell made a MOTION to approve the minutes July 26, 2010 with corrections. Second: S. Heinrich. MOTION PASSED: 4 – 0 – 0.

S. Heinrich made a MOTION to approve the minutes of August 9, 2010 with corrections. Second: G. Perry. MOTION PASSED 3 – 0 – 1. (D. Powell abstained.)

**Combined SAU/SpEd Project**

R. Hendricks and G. Perry told the members about their meeting with the School Board on August 23<sup>rd</sup>. They reported that they had told the School Board that the Committee felt the cost of renovations to the upper elementary in order to accommodate the SpEd offices meant that this option was not a good choice. R. Hendricks also said that a reporter from the Union Leader had interviewed him at the School Board meeting and the resulting article in the Union Leader mentioned the project.

M. Shevenell told the Committee he had been contacted by Dennis Dancous about space available for leasing at Heron Cove. He said that he and R. Hendricks had toured the site and reported that space would need to be reconfigured and would cost \$18 - \$20 per square foot. He said the District would need 10,000 square feet in order to create the various office spaces the District needed and that Mr. Dancous is supposed to provide more information about lease options and costs. R. Hendricks stated he thought this affirmed the Committee's belief that leasing should not be considered a viable option.

In addition, R. Hendricks reported that he had discussed bond terms and costs with M. Shevenell. Members suggested a 10-year bond might be the best proposal, but recognized that decisions about any bond are the responsibility of the School Board.

T. Farkus reported that he and M. Shevenell had met with the office staff. He said he had made some changes to the site plans based on the feedback received as well as to simplify the layout.

For example, T. Farkus told the Committee that the Pre-school director has suggested that her office be located at the pre-school. In addition, there was discussion about whether there should be space for provision of service at the SpEd office or if these services should/could be provided at the pre-school location. M. Shevenell suggested that the Food Service Director might properly be located in the SAU office.

T. Farkus said that sprinklers are mandated in any Merrimack commercial building. Members discussed whether a larger basement was a good idea, how a larger basement would impact code requirements for the number of exit staircases and suggested a “dumb-waiter” to move heavy materials. T. Farkus said the basement would only be used for storage and mechanical needs.

Members requested the meeting room be 200 square feet larger, divisible and have additional exit doors. (F. Rothhaus and L. Rothhaus arrived during this discussion.) Members also requested that M. Shevenell provide any information that was available on the number of staff who utilize, and the associated cost of, out of district continuing education training opportunities.

T. Farkus explained that he had sited the building in such a way that it was not parallel to the highway, had sun on both sides of the building and while separate from the high school, was not hidden. Members discussed landscaping, exterior lighting, the possibility of additional security cameras, whether an easement from SERESC would be needed for water access, and utility options. Members asked about “green construction.” T. Farkus said using “green construction” methods increases the initial cost, but has long term cost benefits. Members requested that the building be energy efficient and have good insulation as ways to keep operating costs down. T. Farkus said he could provide cost estimates on construction materials and potential maintenance for use in the proposal.

Members reiterated their feelings that the building had to be efficient, frugal and utilitarian, but not an embarrassment.

For the next Committee meeting, T. Farkus will provide a revised site plan, revised floor plan, an estimate of project costs and possibly a perspective of the project. In addition, he will finalize his report on the possibility of renovations at the upper elementary to accommodate SpEd.

L. Rothhaus made a MOTION that the best solution for the consolidation of the SAU and SpEd offices was to construct a new building on the site adjacent to the high school. Second: S. Heinrich. MOTION PASSED unanimously.

R. Henricks told the Committee that the report would have to be finalized on October 12<sup>th</sup> so that it could be sent to the SAU offices on October 13<sup>th</sup> for inclusion in the School Board meeting packets. He said he had spoken with R. Swonger who suggested that the report should review each “option” cataloging the benefits and shortcomings and then explain the rationale behind all the Committee recommendations. Members discussed whether the report should contain a recommendation about the disposition of both the green and blue buildings and well as a comment pm why this building should be built in light of the current economy.

### **Next Meeting**

R. Hendricks told the Committee that the Administration has asked the Committee to review their proposed Capital Improvement Plan (C.I.P.). He said the Committee next meeting was

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scheduled for October 12<sup>th</sup> and suggested that the meeting start at 7 PM to accomplish both a review C.I.P. and final approval of the Committee's report. By consensus, members agreed.

S. Heinrich made a MOTION to adjourn. Second: D. Powell. MOTION PASSED unanimously.

R. Hendricks adjourned the meeting at 9:10 PM