

Our mission is to provide rigorous and varied educational opportunities that challenge and engage all students to attain their highest level of intellectual, social, physical, and emotional growth. (2007)

SCHOOL ADMINISTRATIVE UNIT NO. 27

Litchfield, New Hampshire 03052

July 24, 2007

APPROVED MINUTES

Present:

Ms. Tracy Caprioglio, Building Committee Chair
Mr. Mike Boschi, Building Committee Member
Mr. Shawn Egan, Building Committee Member
Mr. Jack Scheiner, Building Committee Member
Mrs. Cindy Couture, School Board Representative
Mr. Steve Martin, Business Administrator
Mrs. Michele E. Flynn, Secretary

1) Call to Order - 7:00pm

Ms. Caprioglio called the meeting to order at 7:05 p.m.

2) Approval of Minutes –

Minutes of July 17, 2007

Mr. Scheiner made a motion to approve the minutes as written. Mr. Egan seconded. The motion passed.

3) Review of final draft of renovation report from Harriman Associates

Ms. Caprioglio asked if the final report of the GMS Scope of Renovations Study from Harriman Associates was available. Mr. Martin indicated that he received it electronically, however, it is the same as the final draft report the Committee previously received with some format changes.

Ms. Caprioglio suggested that copies of the final report from Harriman be available for those who attend the July 31 meeting. Mr. Martin suggested having one copy available for those who are interested in reviewing it and a sign up sheet for those who would like a copy. Mrs. Couture suggested making copies of the Harriman and JCN costing reports available for those who attend the meeting as well. Ms. Caprioglio asked if the costing reports can be placed on the District website.

4) Feedback and discussion regarding the report on building options presented on 7/17 by Harriman Associates

Ms. Caprioglio mentioned that she spoke with Ms. Hamblett about working on the space allocation workbook for Option C2 (PreK – 5 school). Mr. Martin indicated that because there were changes and additions to the options presented by Mr. Cecil the Committee would need multiple workbooks as Mr. Cecil has not consolidated square footage as yet. Mr. Cecil needs accurate square footage for each of the potential options the Committee agreed on. He also reminded the Committee that Mr. Schlichter is on vacation for the next two weeks and the workbook(s) may not be completed by the July 31 meeting.

Committee members discussed at length their concerns with the assignment of rooms in the C2 (PreK-5) option. Mr. Boschi and Ms. Caprioglio disagreed with the square footage of the plan. Mr. Boschi felt that a wing of rooms was added onto the design with first and second floor room assignments. Mr. Martin informed the Committee that he spoke to Mr. Cecil about the options and asked Mr. Cecil to put what he is costing in writing in order for everyone involved to be in agreement as to the options in the scope of work. He added that the Committee should not be concerned with design and clarified that we

are not up to that stage; the Committee should only be discussing a square footage plan and that the only key documents at this state are the space allocation workbooks.

Mrs. Couture suggested that Committee members put the drawings Mr. Cecil distributed at the last meeting aside because at this stage they are not important. She confirmed that there has been no rearranging of rooms. Mr. Scheiner indicated that we are disagreeing over the amount of square footage. Mrs. Couture noted that the space allocation workbook was completed and submitted to Mr. Cecil and that is where the square footage comes from.

Ms. Caprioglio commented that the Committee asked for the space allocation workbook to be revised because we asked for new space configurations. She indicated that the workbook is needed for the July 31 meeting in order to give the voters accurate square footage. Mr. Martin cautioned the Committee that the space allocation workbook will not be completed for the meeting as Mr. Schlichter is on vacation for the next two weeks. Ms. Caprioglio insisted that the workbook be completed for the meeting. Mr. Martin indicated that with the options the Committee discussed at the last meeting five space allocation workbooks would be needed. Mrs. Couture suggested that the Committee present to the public the renovations costing and the three options they presented to Mr. Cecil.

Mr. Scheiner shared square footage and cost calculations he worked on to Committee members. He presented three different square footage per student calculations (151 sq. ft. per student, 140 sq. ft. per student, 130 sq. ft. per student) based on a 600 student school with costing at \$155/sq. ft. in addition to soft costs and site costs. The square footage calculations did not include space for Kindergarten or the SAU. He added that these calculations are just estimates and should not be used as accurate. Mr. Scheiner's cost calculations [based on the total square footage without Kindergarten and the SAU space] in the 600 school option *were slightly less* than the cost [based on the 600 student school with Kindergarten and SAU space] presented at the last meeting.

Mrs. Couture commented that the Committee should keep in mind that they will need to convince the voters to look at the cost(s) after State aid has been applied as the full cost [before applying State aid] will be listed on the bond.

Mr. Boschi asked if there were better methods to show how the cost of a new school affects taxes. Mrs. Couture pointed out that the bond bank gives a complete year-to-year calculation that shows how it will affect taxes each year. Mr. Scheiner commented that at the last bond vote Mr. Martin informed voters that a Capital Appreciation Bond would actually equally distribute the taxpayers money when financing a new school.

Mr. Egan asked if Mr. Cecil included public Kindergarten and SAU space in the C2 options. Mr. Martin indicated that he had included those spaces and would have to remove those spaces to reduce the square footage. Ms. Caprioglio expressed her hope that the square footage can be reduced in order for the plan(s) to be approved by the State. Mr. Martin indicated that he hopes the square footage will be close enough for the State to approve and that it depends on which options are recommended.

Ms. Caprioglio indicated that if Kindergarten should be mandated by the State, we could place Kindergarten, PreK and the SAU at GMS, giving CHS back their space, which is what she prefers. Mr. Martin suggested that the school options and the gym be placed on separate warrants. Mrs. Couture cautioned that the warrants should not be competing warrants. [Please Note: the School Board determines and sets warrant articles.]

5) Organize public informational meeting on July 31

Ms. Caprioglio indicated that she would like to have the space allocation workbook available for the public. Mrs. Couture cautioned the Committee *about presenting too much detail and causing information overload. Anyone requiring additional information can have more documentation given upon request.* She suggested that they begin with a historical outline of the current Committee's work. Ms. Caprioglio indicated that she could begin with the outline and present copies of the renovations costing reports from Harriman and JCN and copies of the final report on GMS from Harriman. Mr. Martin suggested providing one copy of the final report on GMS for those that attend the meeting to review and a sign up sheet for anyone who would like a copy. He also suggested that Ms. Caprioglio inform those that attend about the dewatering and that Vollmer noted that dewatering the GMS site would be mechanical.

Ms. Caprioglio commented that she felt that Mr. Schlichter, Mr. Cecil, and Mr. Murdough believe that dehumidification will work at GMS.** Mr. Martin reminded Committee members that when removing the carpeting in the building, they found that the glue wasn't dry [and the carpeting is over ten years old]. It is the groundwater that causes moisture to come up through the slab. Ms. Caprioglio indicated that humidity is the problem and a better dehumidification system, as well as tightening up the windows and doors will solve the moisture problem and added that it is a risk we are willing to take and the direction we want to go. [The risk is that if dehumidification doesn't work and there is no approved plan for dewatering, the State will withdraw Building Aid and the Town will need to repay the amount(s) dispersed to date.]

Mr. Martin suggested that the Committee caution voters of the risk required by the Bond Council. He added that the Committee provide two tax impacts – one including State aid and one without State aid.

Ms. Caprioglio asked Committee members if there were any other sources of information that should be provided for the public at the next meeting. Mr. Scheiner suggested copies of the previous geotechnical reports and the septic report from Hamm Septic [which is in the School Board and Building Committee minutes].

Mrs. Couture suggested the presentation should take approximately 45 minutes and 30 minutes for questions/answers. Mr. Martin suggested that Committee members should only present the cost data for the options that were provided at the July 17 meeting. Ms. Caprioglio added that they provide an explanation of 'build out' as well. Mr. Martin pointed out that when presenting the costing data Committee members clarify that it is construction cost and not project cost, as the State does not set project costs because sites differ.

Mr. Scheiner asked about the cost of renting portables. Mr. Martin indicated that the first year cost to set up the portables was \$94,000 and last year the lease cost was \$36,000 for each portable. Ms. Caprioglio suggested including a history of the cost of leasing the portables be presented to the public at the next meeting.

Mr. Boschi indicated that when presenting the GMS renovations information the Committee make it clear that we are not able to fit all the student in PreK – 5 in the building. Mr. Boschi suggested providing the previous information from the former Building Committee members regarding an operating cost comparison for one vs. two schools.

Mr. Martin asked the Committee if they expected Mr. Cecil to attend the meeting. The Committee confirmed Mr. Cecil does not have to be at the public information meeting on July 31.

**The approved minutes of the July 17, 2007 meeting of the Building Committee reflect that when discussing the water issues in the GMS building, Mr. Murdough from the NH DOE stated that

dehumidification of the building is a good step, however, he did not believe it would be successful as the moisture is coming from the slab, which is wet because of the groundwater problem.

6) Next Meeting

a) New agenda items

The next meeting will be on July 31, 2007 at 7:00 p.m. This will be a public information meeting where the Building Committee will present information on the options for GMS.

7) Adjourn – 9:00pm

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Michele E. Flynn
Secretary