

HES Building Improvement Committee

Date: August 25, 2016

Present: Joe Boggio, Steve Fecto, Jim O'Malley, Shawn Lee, James MacDonell, Kaylah Hemlow, Deb Carrier, Wayne Woolridge, Courtney Hodge, Sean Leary, Tom O'Connor, Kathy Bean

Also Present three representatives from Marinace Architects, Frank, Paul and Margaret

Absent: April Anderson

1. **Call to Order.** Meeting was called to order at 6:12.
2. **Approval of Minutes from 8/11/16.** Mr. MacDonell commented on page 3, second paragraph. Should add land before survey. Typo, auto-cat should be auto-cad. Minutes were approved as amended.
3. **Review of Architect Preliminary Plans:** The architects reviewed their process. They came up with a plan based on our previous meeting that totaled about 18,000 square feet. They felt the dollar value which would be a total for all expenses would be quite high. They thought the total for this amount of space would be too large of a price tag to bring to the public.

They made calls to Mr. Boggio and Mr. Woolridge who agreed this would be too much to attempt. The architects then made some adjustments and cut the space down to 13,500 square feet. This would include 6 new build rooms with some shared bathrooms and storage space plus a utility room. This plan also includes renovations to other such as two room in the kindergarten wing for support services. The Library would be moved back. This accomplishes the goal of 3 classrooms for each grade and space for support services to be on the ground floor.

They also looked at the fire escapes. Kaylah Hemlow reminded everyone that if we touch the fire escapes they must be brought fully up to code. Mr. Woolridge agreed that we first need to solve our space issues and get access to art, music and services for all students. They will talk to the fire department to make sure they can be left as is. If updates need to be made this will impact the cost. It was mentioned that they do not have to be enclosed.

Mr. Woolridge repeated that our main goal is to gain adequate space on the ground level. The architects wondered if moving the computer room out of the lower level would be a problem for the younger students. Mr. Woolridge thought we would be able to work with this. This leaves space on the two other floors for three rooms to each grade 2 through 5. When three are not needed the rooms can be used for other purposes such as a science room.

It was asked if the utility room was big enough, what if we need backflow space for the sprinkler system. The architects said that part of the next step would be to have the engineer go through and see how the existing systems will work with the added space.

It was asked if the plans were for a flat roof. Yes the price will be based on a flat roof this will also accommodate air handling units. The pricing will be based on a solidly built space while trying to keep a low cost.

The proposed property line will leave space for emergency access that may be required. The proposed bus loop should be paved. Codes require a sidewalk from the building to the street. This would require a curb to hold in place. Paving would work better with this than gravel. Mr. O'Malley wondered if we would be losing any staff parking. We would actually gain some.

The architects said that the utilities seem to be in good shape. Permit processes gets more complicated every year. They mentioned that for any area that you move soil there may need to be drainage and other treatments. The engineers will need to look at this.

The architects repeated that the dollar value would include all site work, renovations, construction, engineering and testing. Also equipment, smartboards, furniture as well as a 5% contingency for any unknown expenses. Mr. O'Malley wondered if we reduce the size of some rooms such as music and art would that impact the cost a lot. The architect said the room sizes are close to low average for those spaces. They did not feel it would make a large difference for a few rooms.

Mr. Woolridge asked if the state picks up 60% on a 20 year bond do we know how that will affect the tax base. The architects said the bond company will do estimates on that. We would need to have this figure before we present this to the public.

Mrs. Hemlow asked if the bus loop was essential. Mr. Lee asked if handicap space is decided by size or population. It was thought population. Mr. O'Malley asked if solar panels were part of the plan. The architects said the plans so far were to get a main concept. Panels could be part of future decisions. It was mentioned that there could be money available to help include solar. Solar would also be a plus for the voters.

Mr. O'Malley asked if any homeland security ideas were included in the plans. Mr. Boggio said we need to focus on the student space and not add cost at this time.

Mr. Lee wondered what the foundation would be. The architects said most likely a concrete slab with insulated block walls and brick on the outside.

Mrs. Hemlow wondered how it would work with the entrance to the addition. Mr. MacDonell wondered if we even needed a new drop off. There was lots of discussion on how the students would enter the building. Would they enter by new space or old space? The new space would be less steps for the younger kids. There is a possibility of having the buses drop off out back and the parents drop off out front. We also have to consider food drop off for the kitchen. This sometimes happens at the same time as student drop off. Mr. Boggio mentioned drop off at addition entrance so little ones didn't walk as far. Mr. O'Malley suggested to minimize changes use the same drop off. This discussion can be continued later. The important thing is to improve functionality and safety. Mr. O'Malley agreed to stay within the current needs.

Mr. O'Malley reminded that right now we need to get this to the state for the September 1st deadline. The architects agreed that safety is more an issue for us than other towns with plans that they know of. They think this will be in our favor going to the state.

Mr. MacDonell thought that the sidewalks for the addition should exit towards the playground side. This would be better for drills or evacuations since we congregate on the town field. The architect agreed and said the plan could be basically flipped with the doors opening to that side instead.

It is agreed that without state aid we will not be able to accomplish this project. We are not willing to ask the town to support that large of a cost. Mrs. Hemlow thought that Amy Clark said there was a new bill level funding aid at 30% for state support. There was a bill that did not pass. There are other bills as well that can change how funding may go. As things are Ms. Clark thought we would qualify for 60%.

There was a motion made by Mr. MacDonell to approve the plans as amended, Mr. O'Connor 2nd and the motion was passed with no opposition.

The architect asked if Mr. O'Connor would like to contact the bond company to get estimates. They wondered if we needed that cost for the September 1st application. No we do not but we do need to have figures for the October meeting.

Funding is a big issue. We should have an idea in January or February on the states position. We could always make the vote in March conditional on funding. If not approved the question was asked what next. If there are code issues that affect operation then it becomes a school board issue.

Mr. Boggio asked about a timeline. If approved in March and there are no site issues drawings would be finalized and sent out to bid in July. Construction would start August or September and renovations the next summer. The plan would be to be done September of 2018.

Mr. Boggio has talked to Mr. Smith about the land. There was a letter drawn up for site testing. Mr. Smith made some changes regarding liability. Mr. Woolridge will have our lawyer look it over. The architects had planned on doing the testing the week of September 20th. Mr. Woolridge asked if they could wait until after the pumpkin harvest so as not to destroy the current crops on the land. They would need results from this test for pricing. They did not feel this would impact the cost a large amount so it could be done later. It was mentioned the land is on what is called "Sand" Hill.

The architects asked if we knew what shape the boilers were in. Mr. Boggio said they were in good shape. Jamrog said that they could handle the additional space. We would need more air handlers. They need to make sure the planned renovations will work for our needs. The first step is to get the form signed (done at meeting) and get things to the state. Step two would be to get the engineers in to confirm the current systems are viable. Step three have a public hearing. We would need to have a more detailed budget for the October 5th meeting.

Mr. Woolridge feels a big worry is that the public could be misinformed. We need to have accurate information for the October 5th meeting.

4. **Other.** Mr. O'Malley asked if there were any committee reports, there were none.
5. **Future Meeting Dates.** Wednesday, October 5th 6:00. We will arrive ½ hour early to be sure to be ready. There was some discussion on where the meeting would be held. Elementary School or High School. Mr. O'Malley suggested to table this until we meet on Thursday, September 8th at 6:00 at the SAU.
6. **Adjournment.** Meeting adjourned 7:41 pm .