

Gorham, Randolph Shelburne Cooperative School Board
Building Committee Tuesday September 13, 2005
GMHS Library

Attendance:

Jean Tremblay, Jo Anne Carpenter, Kathleen Kelley, Mike Waddell, Reed Leberman, Stewart Shaw, Ben Mayerson, John Carpenter, Keith Parent, Paul Bousquet, Dave Goyette
Invitation list is attached to these minutes.

6:40 Call to Order

Jo Anne Carpenter, Chair of the Cooperative School Board, called meeting to order. Stewart Shaw resigned due to business commitments.

6:45 Election of Chairperson, and Vice Chairperson.

Reed suggested delaying the nomination of chair and vice chair until more people were able to attend the meeting. Consensus of the committee is that the workload and time line for this committee is important and requires someone who has the time to facilitate information gathering. Reed agreed to facilitate this meeting as a temporary chair.

MOTION by Ben Mayerson, seconded by Jean Tremblay to defer items one and two of the agenda to a future meeting. All in favor.

MOTION by Mike Waddell, seconded by John Carpenter to temporarily assign Reed Leberman as chair and Katie Kelly as secretary until permanent replacements are assigned. All in favor.

6:55 Minutes- Kathleen Kelley offered to take minutes. Minutes of this meeting will be sent to all invited and those who attended. Minutes will follow the Cooperative Policy concerning the format and distribution of minutes.

7:00 Review of “Charge”

“Mission:

The building committee, under the direction of the cooperative school board, will define options and opportunities to meet the current and future needs of the learning communities of the cooperative school district.

Objectives:

1. To review, with input from faculty and administrators, the three plans for the Gorham Middle/High School previously submitted to the Gorham School Board to determine if these plans (1) meet current State public building and educational standards; (2) meet the NEASC recommendations; and (3) meet current educational laws. The three plans to be considered are (a) on-site renovation, (b) on-site new building, and (c) off-site new building.
2. To provide a written report designed to inform the Cooperative School District voters, including:
 - a. Estimated cost of each option if completed in 2009
 - b. Highlights of each plan including its ability to support the delivery of the revised curriculum
 - c. Ability of each plan to meet future needs of the learning communities
 - d. Energy Efficiency and Maintenance Costs for each option

Complete by January 2006.”

John Carpenter mentioned it was extremely difficult to meet this timeline. He was concerned about the two new communities to this process. Mike Waddell suggested that the charge was developed with intent of setting a goal and a place to start. John was concerned with limiting the study to only these three plans that failed; perhaps there would be another better option. However, with a tight timeline we do not have the luxury of exploring this by January 2006. John asked if there are items that need to be addressed in the GMHS that put employees and students in harms way that might better be addressed by the Gorham School Board now, such as the lack of sprinkler system, the fire alarm system and the exterior wall of the gym. Mike said we could assume that the GSB will deal with immediate safety concerns. Since these three options were presented in 2003 land prices have increased significantly. This might cause some options to no longer be viable.

The group suggested the following process be followed:

1. Start outlining questions the public will have of this committee.
 - a. What land is available for off site option
 - b. Compare and contract the three options
 - c. What is the estimated cost for each of these options, now
 - d. What is the environmental impact of each option
 - e. What are the maintenance and utility cost likely to be with each option.
 - f. Are there recent comparable school projects in the immediate area?
2. Look at all off-site possibilities, even the Land near the airport even though it presents water quality impact challenges.
3. Hire a consultant to answer our questions
4. Develop a report for the Board.

Reed summarized the process followed to develop a plan for the Ed Fenn:

1. We reviewed the previous plan and outlined what we liked and did not like in it.
2. We walked through the building
3. We hired someone to estimate the cost to renovate
4. We reviewed the plan with administration and faculty in light of new teaching standards.

John suggested that after we review the plans, we should look at other options, including moving grades 6-8 to the Ed Fenn and other educational options. Jo Anne Carpenter warned that two of the plans presented to the town in 2003, had not been previously reviewed by faculty or building administration. Reed warned that even though we have three plans to consider, the District did not pay two of the plans for so they do not belong to us and cannot be used as building plans.

Mike warned that the renovation plan maybe still the best value because it may meet state requirements, meet what the faculty needs and maybe what the community can pay for.

Since the budget cycle for 2006-07 will begin in December, the work we need to do must give the Cooperative Board a budget for the building committee in 2006-07. The Cooperative School Board members will have to sell the plan the following year, if we are able to complete the design phase in 2006-07. The budget for the committee currently is \$15,000, which can be spent until 6/30/06.

Kathleen warned that we do not build or renovate the building to meet these identified needs only, but rather have an eye toward the future needs of our “learning communities.” She also mentioned that we should contact Real Estate agents to determine land that now maybe available so that we do not overlook a potential site. She will not participate in the land discussions because she has interest in one piece of land being considered.

Reed warned that in light of the \$.89 tax increase due to the Town Hall renovations, people would be less likely to support a large increase for a school project. Mike suggested that if Gorham keeps their “real property tax” rate at the median rate as compared with other towns in this state, the reasonable taxpayer would be okay with a school project. There was some discussion on how increase energy costs will contribute to the economic condition in the community.

8:15 Resource Notebook- Everyone present had a notebook, so Keith will keep the three extra copies for the next meeting.

Possible review of three prior key proposals- tabled until next meeting

Possible walk-through of buildings (MHS) tabled until next meeting

8:20 Possible Time-line planning – Meetings will be held on the 1st and 3rd Tuesday of the month, beginning with September 20, 2005. The meeting will be kept to two hours.

The agenda is attached to these minutes. At the next meeting, the SAU Office is to provide:

1. All school property land surveys,
2. A layout of the High School, color-coded for middle school usage versus, high school usage versus combined usage.
3. The state required land requirement for a high school, (I had heard you need 40 acres of which 25 is developable for our size school, but please let me know what the requirement is now)
4. Tax maps of all three towns, so that we can identify potential land
5. The off site building plans provided by Sonny Couture and the build new on site plan from Steve Fiske, since we have the Jordan Barker plan in the resource book.

At the next meeting, Keith Parent will be prepared to walk the committee members through the building, noting the problems outlined in the NEASC Report, the Fire Inspector Report, the Safety Inspector Report, State requirements that are not being met, and the roofing studies reports. If there are faculty and technology concerns for the future, Keith will point those out as well.

8:30 Adjournment- Motion by Jean Tremblay, seconded by Kathleen Kelley to adjourn.
All in Favor.

AGENDA

Gorham, Randolph Shelburne Cooperative School Board
Building Committee Tuesday September 20, 2005
GMHS Library
6:30 P.M.

- I. Call to Order
- II. Approval of Minutes
- III. Election of Chairperson and Vice-Chairperson
- IV. Membership
- V. Walk-Through of GMHS with Keith Parent
- VI. Review of three prior key proposals
- VII. Time-line planning
- VIII. Other
- IX. Next mtg.
- X. Adjournment

GORHAM, RANDOLPH SHELBURNE COOPERATIVE SCHOOL BOARD

BUILDING COMMITTEE

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9/14/05

