

Gorham, Randolph Shelburne Cooperative School Board
Building Committee Tuesday October 4, 2005 Minutes
GMHS Library

Present: Dennis Pednault, Conrad Deutsch, Jean Tremblay, Kathleen Kelley, Reed Leberman, Ben Mayerson, Craig Burcalow, Robert Demers, Keith Parent, Paul Bousquet, Dave Goyette

Call to Order: Ben Mayerson, Chair, called the meeting to order at 6:30 p.m.

Membership: Ben Mayerson distributed contact sheet. He discussed that minutes will be distributed via email by the SAU office to members. The Secretary will get minutes to Ben Mayerson before five business days of the next meeting. He will attach an agenda and forward the package to the SAU office. We will have two meeting per month so if a member does not receive their packet on time, please contact Ben. We will cut off our open membership on 11/1/05. This committee will continue at the please of the Cooperative School Board. Reed suggested that we might need more members as we proceed through different stages of this process. Kathleen referred to recommendations received from previous consultants concerning additional sub committees such as building transition planning, public relations, and project management. Discussion continued about wanting to facilitate public involvement through a general public comment time on every agenda.

Dennis asked if there have been any rules pronounced by the Cooperative Board. The Cooperative Board members present at this meeting said that the Cooperative School Board Facilities committee is still working on their expectations and direction for the building committee.

Approval of Minutes: Jean Tremblay moved that the minutes from 9/13 and 9/20 be accepted. Craig Burcalow seconded the motion. Discussion centered on errors in the 9/13/05 minutes. Pauline Plourde had communicated with Ben that she thought she might provide one copy of each plan to the committee in general. Craig Burcalow and Jean Tremblay noted that as written in the minutes, each member was to receive a copy of each of the three plans. All were in favor of accepting the minutes of 9/13 and 9/20 as amended.

Real Estate: We discussed the RSA 198:15-B that specifies the maximum acreage for a high school and a middle school. Dennis cautioned the committee not to discuss specific pieces of real estate, but rather what we are looking for in terms of real estate for the build new off site option. It was noted that the current Gorham Middle High School property is about 6 acres and the current Ed Fenn property is about 10 acres.

There are site factors that will determine the over all cost of maintaining and well as building:

1. City water and sewer vs. well and septic system. City water and sewer will provide better fire coverage, easier plowing, better coverage by police and fire department, lower cost of maintenance. This option may be costly in terms of connection. Well and Septic system would give us more potential sites, yet we would need to develop a fire pond, provide for testing of well and septic on a regular basis, need to sprinkler the whole building, buy more land to accommodate the septic. This may be expensive because of the amount of water needed for at building this size. We need to determine the cost to drill a well and build a septic system for a building with 400 people vs. the cost to connect to the city systems. We also need to determine the cost of updating the existing GHMS facilities lines that have been deemed inadequate.
2. Access to Major By-way: Transportation routes in and out of the site selected could affect the cost of development. A more rural site might require two egresses. The length of the access road could drive costs beyond the budget. We need to plan for adequate parking and water run off the access roads.
3. Other Utilities: The cost of connecting to electricity and high speed Internet must be considered when looking at potential sites.
4. Walk ability of each lot should also be considered
5. Desirability of having a community school in downtown area
6. Access to southerly exposure should also be considered as we look to make the building more energy efficient.
7. Size of the lot needs to be determined. If we are planning on 300-400 students and staff with contiguous playing fields and parking lots.

We need to develop a chart to use when comparing the three options: renovate (Jordan Barker concept), build new on site (Hebert concept) or build new off site (Couture Concept). Perhaps one that lists wants versus needs, then compares and contrasts each concept and then identifies additions to the original concepts. A Consultant maybe used to help us update the costs of the three options. PSNH and the Town of Gorham should be able to help also with cost estimating. Paving companies should be able to estimate the cost of building a road into a remote site. When looking at the three sites, we need to remember that the existing site renovations or building new on site may require the purchase of more property on Mechanic Street. We also need to consider the demolition costs, which Herbert suggested were \$100,000 only four years ago.

Kathleen suggested that we look at the percentage of the budget we want to use on site preparation, instructional space, athletic space, and community space.

Conrad asked about future population growth potential and whether we should plan for expansion. Kathleen mentioned the AVER Education Task Force Study performed by demographers from UNH. This study projected that the population in the Gorham Randolph Shelburne area would remain the same over the next 10-15 years. We discussed possible further expansion of the Cooperative to include Milan and how that might affect our school needs. We need to look closely at the lot sales and determine whether there are more families moving into the area. Keith mentioned that even though we have had a significant reduction in the number of students over the past ten years, we still do not have enough instructional space because of the increased requirements for services per the federal government programs. Reed and Conrad made the point that we need to plan for expansion even if we provide the same square footage as the two buildings provide now.

Randolph town maps show possibly four sites for a future school building, Shelburne indicated that there were no sites available in the size that would service the needs, and Gorham has several sites that could be developed.

We discussed briefly the other options that include expanding Ed Fenn to k-8 and renovating for a 9-12 on site.

Ben Mayerson reread the charge to the Building committee and noted that we only have six meeting before a report is due to the Cooperative. He suggested and all agreed to look at the off site option at the next meeting, then the on-site build new concept at the meeting after that and finally the on-site renovation option after that. Ben will follow-up with the SAU office about the following items:

1. State acreage requirements
2. Non-public session rules when discussing real estate
3. Getting copies of all three plans to each committee member

The agenda for the next meeting will include:

1. Approval of minutes
2. Review of the off site building concept
3. Timeline
4. Other
5. Public Comments

Next meeting will be October 18 at the GMHS Library at 6:30 p.m.

Bob Demers moved that the meeting adjourn at 8:30 p.m. Jean Tremblay seconded the motion. All in favor.