

**Building Committee Joint Meeting
with Cooperative School Board
May 16, 2006
GMHS Music Room**

Building Committee Present: Ben Mayerson, Chair, Craig Burcalow, Robert Demers, John Carpenter, Reed Leberman, Kathleen Kelley (coop representative), Conrad Deutsch, Jean Tremblay (coop representative)

Cooperative Board Members Present: Paul Partenoupe, Jo Carpenter, Michelle Cormier, Karen Cloutier, Angela Brown, Donna Goodrich, Ann Hill, Jay Holmes, and the two members that are on the Building Committee mentioned above.

Staff Present: Patrick Low, Paul Bousquet, Pauline Plourde, Keith Parent, Dave Goyette

Public: Alice Evankow, Ed Murdough (State Dept of Ed), David Laurin (Banwell Architects)

Call to Order by Ben Mayerson at 6:00 p.m.

Ben thanked Keith for providing refreshments through Café Services. The agenda was reviewed.

Minutes: Jean Tremblay moved to accept the 5/2/06 minutes with one adjustment of an item #3 referring to Banwell. Bob Demers seconded the motion. All in favor, motion passed. John Carpenter moved to accept the 5/4/06 minutes as read. Jean Tremblay seconded the motion. All in favor, motion passed.

Finance: Ben reported that there have been no expenditures from the Building Committee's account since his last report.

Future Meetings: Public Forums have been scheduled for May 24th in Randolph, May 30th in Shelburne, June 1 and June 12 in Gorham. Postcards will shortly be sent out to all GRS addresses. Flyers will be posted throughout the towns. Patrick and Ben will be talking with Bob Barbin on the 5/22/06 radio program.

Construction Delivery System Presentation: Ed Murdough from the State Dept of Education made a presentation regarding contracting school building services and building delivery methods. He reviewed various types of contracts such as Lump Sum, Unit Price, Guarantee Maximum Price, Targeted Estimate, and Cost Plus. Building delivery methods included Design Build, Design-Bid-Build, and various permutations of those types. He made no clear recommendation, though cautioned us to the pitfalls of the Design Build method, noting that owner oversight, cost control, and direct access to the design team may be compromised.

Jay asked if he could ask some other questions regarding the project such as the playing field alternatives. Ed offered to come back to discuss bonding and playing fields.

David Laurin of Banwell addressed the group next. His team has evaluated the buildings and is in the process of developing a matrix of educational space available in the buildings versus the educational space needed. They have spoken with the administrators and faculty. At the public forums, he hopes to learn about the public "wants or expectations" of the buildings. He listed an abridged number of GMHS deficiencies.

David presented a thorough listing of current spaces, and compared them to his projections of space required, based on conversations with teachers, staff, and administration. He noted numerous times that these are not his suggestions, or the specific solution, but rather a fluid set of numbers which will undoubtedly change as further forums are held with the public and educators. As of this date, his tables show a potential need to increase the GMHS volume from approximately 43,000 sq ft (net) to 66,500 sq ft. (net). The increase in volume would not simply be an addition, but would in all likelihood involve some demolition of existing building parts, and replacing them with new construction, with an eye towards efficiency of space, possibly using multi-levels to conserve the footprint.

Most of the discussion of the GMHS focused on the current gym and 'cafetorium' spaces. These topics would certainly be areas of focused discussion at the upcoming forums.

David then began to evaluate the Edward Fenn School. The Edward Fenn is a solid building; the roof needs to be replaced. The chimney is cracked and the building lacks adequate ventilation to name a few items. Traffic patterns could be greatly improved.

As of this date, his tables show a potential need to increase the Fenn volume from approximately 25,500 sq ft (net) to 30, 418 sq ft. (net).

When asked about the gym spectator space, David responded that the public forums will bring this need to the forefront.

David noted that when we improve and upgrade various systems of both buildings, such as the ventilation, we will see an increase in the operating expenses. When asked about energy efficiency for the buildings, David said that high efficiency buildings cost more up front, but offer lower operating costs. When asked about integrating these types of initiatives into existing buildings, during a renovation, David said an analysis would have to be done to compare the cost of the improvement versus the length of time that such an investment would yield a return. Specifically in regards to the Fenn he said the shell of the building had a very low R rating, and would probably not be worth the investment to improve. However, improvements in the windows and roof insulation would likely yield a positive return over time. He noted that (generally) boilers need to be replaced at 30 years, roof systems (generally) need to be replaced at 20 years. All systems need to be replaced before the structure of the building deteriorates, as it is the moving parts of motors, and consumable systems of lighting and such wear out. If well constructed a building superstructure can last indefinitely.

Bob Demers moved to adjourn the meeting, John Carpenter seconded the motion. All Agreed.

Sincerely presented,
Kathleen Kelley
bwm