

**Gorham Randolph Shelburne Cooperative School Board
and
Building Committee
Wednesday, November 7, 2007, 6:30pm
Minutes of Meeting**

Gorham Middle High School Library

GRS Board Members Present: Jo Carpenter, Angela Brown, Michelle Cormier, Patricia Flynn (left at ~7:40), Donna Goodrich, and Anne Hill

Building Committee Present: Ben Mayerson, John Carpenter, Bob Demers, Conrad Deutsch, Katie Kelley (Board Rep) (out ~7:35 - 7:50), and Paul Partenope (Board Rep)

Staff Present: Paul Bousquet, Karen Cloutier, David Goyette, Keith Parent, and Pauline Plourde

Other: Robert Balon (public), Rick Eichler (GFD), David Laurin (Banwell), Gail Scott (BDS), Jean Tremblay (public), and Jody Tremblay (public)

I. Call to Order

The joint meeting of the GRS Cooperative School Board and Building Committee was called to order at 6:34 pm.

II. Public Comment

During the course of the meeting, Rick Eichler was asked what he thought of the proposal being discussed. He felt it might have a good chance of passing.

III. Approval of minutes from 9/24/07 and 10/11/07

->After review of the BC minutes from the September 24, 2007, a motion to accept was made by Paul P., seconded by Katie. No further discussion. **All in favor**

->After review of the BC minutes from the October 11, 2007, a motion to accept was made by Bob, seconded by Ben. No further discussion. **Ben and Bob in favor, all others abstained.**

IV. Banwell plans and estimates

There was a lengthy discussion after David made his presentation. Items reviewed included:

- Security
- Traffic
- Curriculum
- Life span of work
- Estimated time to complete project (~two summers)
- Egresses
- General safety

Paul B. reviewed the timeline of meetings and discussions with Banwell that lead to this proposal. He explained that David's first ideas were estimated to exceed \$13M. Paul and Pauline felt at that time that in accordance with the survey and other discussions that it

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needed to be lower. They requested that David L. work to trim back the scope, which resulted in the presentation of this evening.

David's current plans propose some rearrangement of rooms, such as IA, café, administration, and a total renovation of the science labs. Questions were then posed to ascertain what changes, if any, there would be in program due to this relatively smaller proposal, as compared to the March 2007, version. Keith and Paul felt there would be minimal if any changes. Keith said he still had to study the plans further, and felt some changes still should be considered, such as moving the labs to the third floor.

There was discussion about the possibility of taking down the District owned houses to reconfigure the bus and car drop off pattern. It was noted that there is no money being proposed in this estimate to do any of that, or deal with any hazardous mitigation that may result in taking down the houses.

Paul B. and Pauline passed out estimate sheets with several scenarios relating to the scope of the work, ranging from just doing the roofs (\$1.5M) to the entire project (\$11.24M) currently being discussed. A tax rate chart was shared showing the impact on the member towns' tax using a rate of ~5% for periods ranging from 5 years to 20, depending on the scope of the project.

Jean Tremblay, whom Paul and Pauline had met with, to discuss possibly offering a construction loan to the District through his bank, said that his opinion was a rate of 4% was most likely attainable due to recent Fed rate cuts. Pauline did a quick recalculation which resulted in a somewhat decreased tax rate in all cases.

There was additional discussion regarding which items were absolutely necessary. David L. said he felt that at the very least items #1 - 4, & 6 must be done to maintain program, health, and safety. He also felt ventilation had to be done in order to qualify for State Aid. Pauline will contact Ed Murdough to find out about the ventilation.

There was concern raised by several people about what was not included in the proposal. Some felt there would be a need to adjust program downward to fit into the existing space, when previous studies indicated a need to expand. Someone asked if there had been any thoughts as to what exactly was not included in this proposal as compared to the March 2007 project. Paul read a partial list that Ben had prepared that highlighted some of the differences, they included:

- Additional space for storage/work areas for support
- Locker room renovation
- Larger gym and renovation
- Improved traffic flow/parking
- Additional safety exits
- Better division of MS/HS

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Improved Music room/rehearsal/performance space
EFS safety improvements
Separation of café/gym/performance
Improved seating area in gym
Kitchen renovation/expansion
More room for admin/storage/work areas

There was also discussion regarding the potential for voters thinking that this project would solve all issues for a period of 30 years (+/-). David L. said that he felt areas that would be addressed would be good for 30 years, but a comprehensive maintenance program would be needed to continue to replace and upgrade systems as their useful life is done. Several people mentioned that it was imperative to inform the voters of this, so that they understood the need to fund reserves for future years.

David felt the price estimates done in conjunction with HP Cummings were good for a year, especially since there were contingencies built in. After one year, he estimated a construction inflation rate of 8%, if the project was done piecemeal.

There was discussion of the recent election in Berlin and how that might affect the regionalization issue.

Keith reiterated his concerns including but not limited to:

- The condition and configuration of the parking lot
- The exterior brickwork
- The 1924 building's bathrooms
- The proposed location of the science labs and life sciences

Paul B. encouraged Keith and all presented to review the plans and forward their comments to him, Pauline, Jo, and/or Ben.

V. Timeline

It was discussed that the Board needs to make a decision by December in order for this project to move ahead.

VI. Other

No discussion

VII. Next meetings?

It was asked if there was a need for any further Committee meetings. The consensus was that the Committee had fulfilled its charge and unless there was a further request from the Board, the Committee had completed its work.

VIII. Adjournment

->A Motion was made by John to adjourn at 8:15 pm, seconded by Katie.

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Attached: Banwell estimate sheets <102407Gorham.pfd> & SAU20's <ProjectCostBanwell10.24.07.pdf>

wam:bwm