

1. **Introductions:** Judy Nelson stated that the members of the building committee consisted of herself, Superintendent Mosca, Kate Lucas, Marie D'Agostino, Dick Fortier and Ingrid Nichols and Chris Solomon from Banwell Architects.
2. **Discussion:** Nelson stated that she wanted to go over a timeline of what has been done up to this point. She stated that in 2012 the Budget Committee suggested that the school board conduct a school building assessment. She stated that in 2013 the Facility Assessment was completed and presented to the town, the core building committee was formed and the school board authorized a search for an architect. She stated that in 2014 the school board hired Banwell Architects, the building committee was established, there was a review and refinement of numerous options, and this evening's public forum. She stated that next steps will be to hire a construction manager in order to develop a guaranteed maximum price. She stated that they will be interviewing four firms next week. Once that is done the school board will present the actual cost to the budget committee and the public. She stated that in 2015 there will be a bond hearing and bond vote on the March ballot. She stated that throughout this process they have had five guiding factors:
 - **Current Building Facility Assessment and new findings**
 - **ADA Accessibility and code compliance**
 - **School Safety and Security**
 - **NH Department of Education guidelines and standards**
 - **Rollinsford current and future educational vision**

She stated that this has been an interesting process and they have kept each other honest and they wanted to make sure that they keep the guiding factors in mind. She stated that they discussed numerous options. Option 1 is the minimum to meet all the guiding factors and then they took all the options they discussed and called it option seven. She stated that the building committee likes option seven the best. She stated that now she will have Banwell discuss the two options.

3. **Banwell Presentation:** See attached PowerPoint. Option one consists of keeping the old school house, the gym, annex and kindergarten. There will be a new entrance with a ramp and elevator. They will keep the historical main entrance but it will not be used as an entrance. They will preserve the traditional school house as it is very important to the town. They will keep the structure and will be renovating the building. There will be a new addition off the back. The school house will stay as is; the main entrance will go back to a bathroom as there is no bathroom on that floor. They are not adding any new classrooms, there will still be 10 general classes but they will be adding spaces for Title I, special education and art and music. The gym will stay as is and will also serve as a cafeteria. There will be a new main entrance with a bus drop off and they will enter through a secure main entrance. There will be great sight lines down the hallways. There will be a ramp added to the outside of the gym with stairs and an elevator. The annex wing stays as is and will be renovated. The kindergarten also stays as is.

The art and music class will have a defined class. They will also add a multimedia library. The lower level will be classes and a bathroom that will get renovated and they will reuse the mechanical space. The biggest difference in option 7 is that the four classes in the annex stay the same but the kindergarten is taken out. There will be a bus drop off loop in the back and parents would have a separate drop off. The gym would stay but would be refurbished into classrooms. A new gym will be built that will also serve as a cafeteria. They will repurpose the back corner and kindergarten will move to a new location. There will be a new addition with a ramp into the gym and a new main entrance. There will be a new kindergarten and main office addition and a new gym with a kitchen. They will have the ability to lock off the building so it can be used after hours without going through the whole school. The class wing stays as is. The lower level is identical to the first option.

4. **Questions:** Mike Rollo asked what the timeline is for construction for both options because he is hoping that whatever plan it is done with the least disruption. Nelson stated that should this get voted in the idea is to start in June 2015 through the summer and then stop while school is in session and then pick up again in June 2016 to be completed in August 2016. Ingrid Nichols stated that there may be things that they could do during school but we need to get a construction manager on board to decide that. Bill Irving stated that they were told class sizes are not up to standards and asked how we are meeting those standards if the classes are staying the same. Nichols stated that not every class will be 900 square feet, they will need to get waivers from the state but most of the 10 classes will be 900 square feet. Deb Nichols stated that there doesn't seem to be window space in the annex. Nichols stated that they will be adding 6x6 skylights that will bring light in. Lucas stated that the annex is a learning center now a grade level class. She also wanted to clarify that the waiver is based on the number of students per class and if we keep it under 22 we will be fine, it is not just about class size. Kim St. Hilaire asked if it was their intent to get waiver approval prior to construction. Nichols stated that they will meet with the DOE to get their input preconstruction. Mike Rollo asked if they had estimated costs for the two options. Nichols stated that option one is approximately \$6.5 million and option seven is approximately \$7 million and that is total project costs with site work, construction, and soft costs. Nelson stated that there is a long list of soft costs. She stated that one of the biggest cost is the school needs to upgrade the electrical to phase three electrical which costs a quarter of a million for either option. Ed Jansen asked what the operating costs are going to be. Nichols stated that they are doing studies on biomass to see if it makes sense. They can have figures before the bond but they are still trying to figure out their options. Tamara Niedzolkowski stated that the plans are impressive and she loves that they are working with what is here. She asked if they were to abandon this school and build a new school how much would that cost. Nelson stated that it would be several millions more as this site can't be used. She stated that we can't put out a figure because we don't know what the land would cost. Tamara Niedzolkowski stated that it is important for people to understand that it is far greater than to do renovations. Nancy Cook asked if they could give more detail on the reuse of this gym space. She stated that music and art have different needs and they may need to happen at the same time at some point. Nichols stated that each will have a much larger space than what you have currently. She stated that they will have to get staff input at some

point. Nelson stated that they will still have the tall ceilings and the windows will remain the same. Nancy Cook asked if there will be student display space. Nichols stated yes. Nelson stated that the walkway that will come up the side of the gym will be a glass walkway and there will be displays all along there. Kelli Haines stated that there is a lot of parking shown and asked how that will affect the current playground. Nichols stated that they are still working on that. Nelson stated that parking is a real problem here and some people have to park on the side streets. Kim St. Hilaire asked if any of the issues that were brought to our attention in the analysis are not being addressed in this project. Nelson stated no they will all be addressed. Robert Cavanaugh stated that there are lots that are being subsidized in this town and asked if they are planning on growth in the town. He stated that he would also like to see operating costs such as fire inspection and elevator inspection. Nelson stated that we are at a low enrollment currently we have 20 less students than last year. She stated that this plan covers up to 200-250 students and gives us room to grow. Caroline Lamoureux asked if the addition would be built to be able to add a second story. Nichols stated that traditionally by the time you need extra classes codes would have changed and it doesn't pay to add on now. Solomon stated that they did have an option they looked at with two stories. He stated that they don't need enough space to go up two stories, it just doesn't make sense. Nelson stated that they did keep in mind the current and future needs. Bill Irving asked if there was an option to send all our kids to Marshwood and asked what the cost would be. Nelson stated that they were asked to look into that and they have done that. She stated that their quick answer was sure they would be happy to take our kids. She stated that it opens up larger questions. She stated that she is a strong proponent of educating our kids in our community because as soon as we ship all our kids out we have no say in how money is spent and we have no say in the education because we have no vote. Irving stated that he would like the cost and how it compares to the cost of the building answered and presented. Nelson stated that they will have the cost but it will be a one year cost because they will be based on their operating costs which could go up depending on what they have to do which would raise their tuition rate. Kim St. Hilaire asked what the tax impact would be on the bond. Solomon stated that they are holding off until they have a dollar value with the construction management firm. Suzanne Huard asked if there is any help from the state for construction assistance. Supt. Mosca stated not at this point there is still a moratorium on building aid. Rob Cavanaugh asked if they have looked at grants for energy. Nichols stated yes. Rob Cavanaugh asked how much it would offset. Nichols stated that is something that they are still looking at. Paula Woolley stated that this is just the preliminary first look and once we have the construction manager chosen we can answer some of these questions. She stated that they will be interviewing next week and then they will choose one. Rob Cavanaugh asked how many they are interviewing. Nelson stated that they had nine responses and they will be interviewing four firms. Bill Irving asked if this is something that can be put off another year. Nelson stated that every year you wait the cost will go up 4-5% each year. Tom Kunz stated that he echoed everyone's comments and every year we are putting band aids on the building and replacing very expensive equipment. He stated that it is not going to get any cheaper and it seems like the can has been kicked as far as it can go. He stated that if you look at the report there are many things that are thirty years past their life and he doesn't

want to get a call that something happened, he is concerned about that. Nelson stated that we know what is wrong with the school. She stated that a lot of things have lived out their life span thirty years ago and we can't bury our heads for very long to take care of these things. Kunz stated that we are looking at this far more than just a school, it is more of a community center and it is the only place in town that we can get together. We will be able to open it up to other groups. Reegan Spinney stated that if the vote is unfavorable, we are out of ADA compliance and asked if that is something that we have to do. Nelson stated that the state has given waivers with the understanding that we are working on them; ADA is one of five things that we do need to move forward. Kim St. Hilaire asked if there was a backup plan if this is not approved. Nelson stated that we don't at the moment. Kim St. Hilaire stated that it is all or nothing basically. Paula Woolley stated that we are looking at the proposals in order to get a feel from the community as we will find out quickly if the community is going to back us on this. We may have to come up with a backup plan but we wanted to present this for the buy in. She stated that they will be able to tell in the next few months. Lucas stated that this will be part of the conversation that Dick Fortier and the construction manager will have and the absolute musts will be listed in priority. Nelson stated that facility manager has done a remarkable job already and is making this his project. Caroline Lamoureux stated that she likes their approach and thanked them for all their work. She stated that if they get their dream scenario and it passes does that negate the facility manager where you will have an updated facility. Nelson stated no, we have to keep the building operating. Lucas stated that her concern is that we got here because we had nobody in the building with the expertise to deal with the issues and that is how you end up here, you can't be proactive to prevent things from happening. Supt. Mosca stated that she would echo that, we have now started a proactive approach to get out of reactive mode. Nichols asked if people are favoring option one or seven. Caroline Lamoureux stated that she likes option seven. Rita Connolly stated that she likes option seven. She stated that she thinks that it would be detrimental to the town to go to another town for education. She stated that the property values will plummet. She stated that it is necessary at this point to do something and quickly before the cost goes up. Tamara Neidzolkowski stated that the town needs the heart of a community school; it is the way the community comes together. She stated that she is very impressed by the work of the board and following through on the steps and she hopes that the positive energy can be built around it. She stated that to hear things are thirty years past their life is shameful. Dan Marquis stated that it would be helpful in the future to have a simple matrix of what you are adding. Thank you for your efforts. Suzanne Huard stated that she would vote for option seven, she likes the kindergarten close to the main entrance and she likes being able to open up parts of the building more efficiently. Tom Lebel stated that he likes option seven and he would like to see some plans on the play spaces outside and what those will look like. Lucas stated that they are looking at the whole space and utilizing the wasted space to maximize what we have here and make it better. Rob Cavanaugh stated that he likes option seven but would like to see firmer costs. Nelson stated that next week we will interview and hire the week after and then they will start on that. Nichols stated that they should have preliminary figures by November 1st and then a not to exceed by mid-December. Supt. Mosca stated that they will do another forum with that information. Rob Cavanaugh

stated that he would also like to see if there are any other ways to save money for future operating costs. Nelson stated that the construction manager will bring definition to all of that. Kim St. Hilaire asked if all the costs for the architect and construction manager are figured into this figure. Nelson stated that we have some costs in our operating budget. Ed Jansen stated that he likes option seven and congratulated the whole team. Paula Woolley stated that option seven was her favorite after hearing all the options. She stated that she likes the security and the safety of the buses but the most important piece is that they can make the new building the center of the community and they will have space to do it. Caroline Lamoureux stated that once a design is chose will they look at energy efficiency and spending money now to save later. Nichols stated that they like to go through a matrix called CHIPS which is a program where NH used to give an additional 3% for state aid. They will be looking at all of that. Nelson stated that she will also be at the open house next week to answer any questions.

5. **Adjournment:** The forum closed at 7:20pm.

Katie Krauss
Board Secretary

Pending Board Approval