

1 Joint Facilities Committee

2 Tuesday, November 6th, 2018

3 Meeting Minutes- Approved 11 13 18

4 Joint Facilities Committee: Adam Steel- Superintendent, Christine Landwehrle- Assistant
5 Superintendent, Porter Dodge- Director of Operations SAU 39, Terri Behm- Amherst Board
6 Member, David Chen- Souhegan Board Member, Brian Coogan- Chair/ Community Member,
7 and Shannon Gascoyne- Community Member.

8 Minute Taker: Danae Marotta

9 Public: None present

10 I. Call to Order

11 **Chair Mr. Brian Coogan called the meeting to order at 4:50PM.**

12 II. Approve Draft Minutes

13 **Mr. Brian Coogan motioned to approve the Monday, October 29th 2018 Draft Minutes. Ms.**
14 **Shannon Gascoyne seconded the motion. The vote was unanimous, motion passed.**

15 III. Warrant Article- Discussion

16 Mr. Coogan added that he wanted to discuss the warrant article (amount requested approximately
17 \$1.8M), work associated with fee expenditure and the timeline.

18 Mr. Chen asked if they were going to have one warrant article. He is just trying to understand
19 since there are three boards.

20 Ms. Gascoyne clarified that Mr. Coogan is referring to the work at AMS and Clark/Wilkins.
21 They still have multiple things to discuss.

22 Mr. Chen asked what the SHS Warrant Article was for last March.

23 Superintendent, Mr. Adam Steel replied, it was for \$150,000 for architectural and engineering
24 fees to further develop the Souhegan 2.0 Project.

25 Mr. Chen noted that the voters will be asking a lot of questions.

26 Ms. Gascoyne explained that they have spoken with an architect and he had mentioned a large
27 number. The meeting tonight is to discuss that \$1.8M is a big number and maybe they need to
28 scale back.

29 Mr. Coogan added that they need to find people to help them come up with a reasonable number
30 that will pass.

31 Mr. Steel explained that the two issues are vastly different.

32 Mr. Chen asked if they can break it up, he then suggested that they layer the warrant articles.

- 33 Mr. Steel noted that will change the length of project completion.
- 34 Director of Operations for SAU #39, Mr. Porter Dodge, remarked that he and JFC Member, Mr.
35 Steve Coughlan looked at a long history of bonds failing. He noted that he has information in a
36 spreadsheet. He suggested that they come up with an accurate number.
- 37 Mr. Coogan remarked that he was reviewing the bonds and he shocked to see the bonds failing
38 over time.
- 39 Discussion ensued.
- 40 Mr. Dodge discussed that he had gone to the Town library and there was no information there on
41 the schools. He had to do research in their files.
- 42 Mr. Coogan commented that there is lack of reinvestment in Clark/ Wilkins facilities.
- 43 Superintendent Steel remarked that they need to look at the questions that they want to answer.
44 For example, they might want to know if it is possible to build a school behind Wilkins, if so,
45 how much will it cost.
- 46 Mr. Chen asked if there was another way to break this out. He mentioned that the air
47 conditioning is inefficient. He added that they are expecting students to learn in temperatures that
48 are not reasonable. They are losing money in inefficiencies.
- 49 Mr. Coogan added that it isn't necessarily the heat, but overall temperature control.
- 50 Ms. Gascoyne mentioned that it seems like voters will pass smaller amounts, it's like a band aid.
- 51 Mr. Chen commented that AMS has ineffective windows and the window units at Clark aren't
52 effective on some days.
- 53 Ms. Behm remarked that they have been treading water and are currently over capacity now.
- 54 Mr. Chen noted that he spoke with Mr. Gordon Leedy, from the Amherst Town Community
55 Development Office and then mentioned some CIP figures.
- 56 Mr. Steel commented that all three of those projects need to be worked on. He wants people to
57 know that an HVAC project of that magnitude will be a seven figure project.
- 58 Mr. Chen asked if they are looking at an AMS addition.
- 59 Superintendent Steel replied that is something under consideration.
- 60 Mr. Coogan commented that the \$150K warrant article for SHS is much different from what they
61 are looking at. He then asked what if the warrant article was in between \$1M and \$500K.
- 62 Mr. Chen suggested they think about how the argument is framed.
- 63 Ms. Gascoyne commented that this issue of building a new elementary school keeps coming up
64 and that can be part of the narrative.
- 65 Mr. Coogan asked for clarification on the scope of the work.

- 66 Ms. Behm replied, K-8.
- 67 Mr. Chen explained that the school boards are individual.
- 68 Mr. Coogan asked if they are just focusing on AMS and C/W or are they looking at all, plus
69 SHS.
- 70 Mr. Dodge mentioned that there have been a lot of competing projects in the Town.
- 71 Mr. Coogan asked if the resources for this warrant article are to build upon the work that was
72 already done for Souhegan 2.0 or is it incremental.
- 73 Mr. Steel replied, that it is all interconnected and has to be integrated.
- 74 Mr. Coogan mentioned that he understood the sequencing of warrant articles for tax purposes.
75 He then asked if the warrant article that they are working on is solely focused on Clark/Wilkins,
76 and AMS.
- 77 Mr. Steel replied, yes.
- 78 Mr. Chen asked when will they hear about the Souhegan 2.0 Project.
- 79 Superintendent Steel replied, in December. The whole point of this committee is so that the two
80 boards are working together.
- 81 Mr. Coogan asked if Souhegan needed similar work to what they are needing at CW and AMS.
- 82 Mr. Steel replied, in the case of Souhegan 2.0 you don't need to have the architect to fully design
83 it.
- 84 Mr. Dodge agreed that this is largely different project.
- 85 Principal of SHS, Mr. Rob Scully, explained that with the Souhegan 2.0 project, also they are
86 looking at redefining spaces.
- 87 Assistant Superintendent, Ms. Christine Landwehrle, remarked that Clark and Wilkins is listed in
88 the Town's Historic District.
- 89 Superintendent Steel replied, that he will look in to that further.
- 90 Mr. Coogan asked about terms of surveying the land.
- 91 Mr. Steel replied, yes, surveying and geotechnical surveys.
- 92 Ms. Gascoyne asked if Birch Park was available as an option.
- 93 Superintendent Steel replied, yes, that is an option.
- 94 Mr. Coogan, asked if the two locations they are looking at are behind Wilkins and Birch Park.
- 95 Mr. Steel remarked that they can look at a third option, the AMS/SHS campus. He noted that
96 there might be challenges but can have efficiencies as well.

- 97 Mr. Dodge added that there was an Upper Elementary Extension and the Warrant Article in 1999
98 failed. They even had blueprints that were made.
- 99 Ms. Behm asked for more information.
- 100 Mr. Dodge added that he will definitely try to find it.
- 101 Discussion ensued over fields.
- 102 Mr. Coogan asked for speculative cost for surveying and geotechnical work.
- 103 Mr. Steel replied that it is approximately \$100K. He then suggested that they get enough money
104 to fully design and permit the site. He added that he believes that is best practice.
- 105 Mr. Coogan asked will that cover all three locations.
- 106 Mr. Steel suggested that they investigate three locations then pick one and fully design. He is
107 thinking of the cost of investigation of three sites is \$100K. To fully design a site for a school or
108 renovation, he is thinking of \$400-500K.
- 109 Mr. Coogan asked if they need to do that now.
- 110 Mr. Steel replied, you don't need to do that but he believes that it is best practice.
- 111 Mr. Steel added that he is thinking of \$200K for facility investigation, investigation of three
112 different sites is approximately \$100K, picking a site and fully designing is \$300-500K,
113 designing a building with pictures \$200-\$300K and then having a cost estimator along the way is
114 \$100K.
- 115 He suggested that they pick a number they feel comfortable with and work with that.
- 116 Ms. Behm asked if they had done this at Birch Park and had it surveyed.
- 117 Mr. Dodge replied, yes, he believes so.
- 118 Ms. Behm added that they might just need a refresher and not redo all the work that has been
119 done.
- 120 Ms. Gascoyne added that she had been looking at the Mont Vernon Capital Needs Assessment
121 completed in 2013 and commented that it was great work. She then asked if they would be able
122 to get the same thing.
- 123 Mr. Steel replied yes, although, that it is for one school and is unsure of the cost.
- 124 Ms. Gascoyne asked if they can break the warrant article up.
- 125 Mr. Steel replied, yes, they can do it in phases. He then clarified and noted that they can say "if
126 and only if warrant article X passes" or "if and only if warrant article X fails".
- 127 Ms. Gascoyne added that she would like to ask for all of it at once, but is keeping in mind the
128 history.

- 129 Discussion ensued.
- 130 Mr. Dodge added that he will look for the blue prints.
- 131 Mr. Steel suggested getting the prints digitized. He also added that the SAU board will be
132 discussing consolidation at the next meeting.
- 133 Mr. Dodge added that he will definitely look for the architectural drawings.
- 134 Mr. Coogan explained that he is thinking of having it be a layered warrant article.
- 135 Mr. Steel added that the consulting fee would be included.
- 136 Mr. Coogan added that they also need to think about enrollment space.
- 137 Mr. Chen added that they need to look and define each phase. He added that architects might be
138 competitive with their bidding.
- 139 Mr. Steel noted that he knows from experience is that it's about 7%. Renovations are a higher
140 amount. He added that he can send something to 3 or 4 architects.
- 141 Mr. Coogan noted that will be helpful with getting this warrant article passed.
- 142 Ms. Behm asked about timeline.
- 143 Mr. Steel replied that they are looking at 18-24 months of construction time.
- 144 Mr. Coogan explained that next week they will talk about the history, paths, and strategy on
145 approaching the community.
- 146 Mr. Steel added that they need to think of the impact on learning environments as well.
- 147 Ms. Gascoyne mentioned that people want to make lunch longer and have more free movement,
148 but a lot of these great things can't happen without the space.
- 149 Mr. Steel added that AMS has very poor air quality and is very hot.
- 150 Mr. Chen added that there is no efficiency with learning in conditions that hot. He then suggested
151 adding air conditioning to AMS. He remarked that he would like to see it happen this summer.
- 152 Mr. Steel noted that it has to be sequenced appropriately.
- 153 Superintendent Steel added that he understands Mr. Chen's frustration.
- 154 IV. Meeting Adjourned-
- 155 **Mr. Brian Coogan motioned to adjourn the meeting at 6:00PM. Ms. Shannon Gascoyne**
156 **seconded the motion. The vote was unanimous, motion passed.**