School Board Committee: Capital Facilities

Date: January 20, 2010

Committee Members Present: Jack Dunn, Chair, Eric Williams, Kass Ardinger appointed in place of absent committee member.

Committee Members NOT Present: Clint Cogswell, Kevin Fleming

Other Board Member(s) Present: Jennifer Patterson, Laura Bonk, Bill Glahn, Chris Casko

Administration: Chris Rath, Rob Prohl, Matt Cashman, Michele Croteau

The meeting was called to order at 6:35 p.m. Mr. Dunn noted that the full agenda contained follow-up from administration from the January 6, 2010 meeting.

1. Discussion on SAU Options – Further Cost Estimates
   The committee reviewed a detailed cost comparison of Dewey and a leased space. Mr. Cashman distributed a spreadsheet showing itemized costs for each option. Moving into Dewey and preparing its 10,425 sf of space for 37 staff members would cost an estimated $390,000. $225,000 of that amount is attributable to PCB abatement of the basement floor. By comparison, moving staff into a leased space would cost an estimated $134,619.75 per year. The cost to move to the leased space is per year, and the numbers are still estimates. The spreadsheets also showed estimated annual utility costs. Dewey’s utility costs were estimated at $76,900 vs. the leased space utility cost of $50,000. After discussion, Board members who were present concluded that, as a short-term, temporary option, moving to Dewey would not be a good use of funds.

2. Task Force III – Further Discussion
   Mr. Dunn had sent a website link to the Capital Facility Committee on the “Kasson Public School” in Minneapolis, MN, noting its similarity to Concord and the success this school district had had with the project. Discussions ranged from hiring a professional through an RFP process, how to choose a group of local citizens and timing, to a timeframe for starting the Task Force. Although the committee arrived at no formal conclusion, its members agreed that further discussion of this process is needed.

3. Houses on Kimball Block
   Mr. Dunn suggested the idea of selling the Kimball block houses, specifically the structures. Members discussed obtaining an actual assessment of what the properties are worth and of asking an outside salvage dealer of older homes to provide an assessment of the properties.
4. Review of Historical Compliance at Kimball and Conant
Mr. Cashman noted that Liz Hengen, a local architectural historian, was hired on December 1, 2009, to study the Kimball and Conant sites. The study is slated to conclude by March 2010.

5. Green Committee Discussion
Eric Williams was asked by Jack Dunn to head the School District’s “green committee.” Mr. Williams suggested that Transportation Director Terry Crotty, members of the city’s energy conservation committee, high school students involved with recycling and other Board and administrators be included. He mentioned that he’d speak with City Councilor Rob Werner, who chairs the city’s energy conservation committee.

6. Rundlett Middle School HVAC update
Mr. Cashman noted that the shortlist of pre-qualified general contractors had been notified (Hutter, Harvey, Meridian, North Branch). A pre-bid walkthrough of the middle school would take place Friday January 22, 2010; formal bids from these general contracting firms would be received on February 5, 2010. He noted that after the bids are received, the general contractors may be invited to an interview with the Capital Facilities Committee before awarding of the contract.

7. Capital Project Review with the City
Mr. Cashman informed the committee that he met with city officials to review the District’s 5- and 10-year plans as well upcoming capital projects. District and City administrators agreed that City and District IT staff would meet to review the Microsoft Access program the city uses in its long-range forecasting of projects and budget. City and District administrators agreed on the benefits of sharing information on the planning of upcoming projects and how efforts can be coordinated, both for fiscal planning and for construction planning.

The meeting adjourned at 7:53 p.m.

Jack Dunn, Chair
Matt Cashman, Recorder