Facilities Committee
October 1, 2008

Committee members present: Martin Honigberg, Chair; Megan DeVorsey, Laura Bonk
Other School Board members: Betty Hoadley, Kass Ardinger, Jennifer Patterson, Chris Casko and Bill Glahn
Administrators: Rob Prohl, Matt Cashman, Chris Rath
Other guests: Architect Don Cecil, Harriman Associates

The meeting was called to order at 5:35 p.m. The purpose of the meeting was to review the architect’s findings regarding the feasibility of consolidating schools and creating a 500-student school on the Kimball site and a 500-student school on the Conant site.

Dan Cecil began his presentation with a review of Harriman’s work on the Conant site, and showed the committee a preliminary set of plans with a classroom wing built around the current gymnasium at Conant School. Dan pointed out that building classroom wings around the gym would act as insulating barriers for the existing gym, which currently has no insulation in the exterior wall. Dan also identified the major systems that would need to be replaced, including the electrical system and much of the mechanical ventilation system. Due to the available land at Conant, it could be a good candidate for a geothermal heating system. This may have a high initial cost ($1.3 million) but has a payback of 7–10 years. New lights, a major upgrade to the sprinkler system and conversion of the current steam boiler to hot water would be needed.

Dan explained that the NH Department of Education annually sets a cost-per-square-foot limit for new construction, and this year the limit is $171 per square foot. Dan’s estimate of costs for Conant identifies $165 per square foot for new construction.

Dan explained that fixtures, such as light sensors installed by Noresco as part of the energy conservation project, could be reused. Dan was questioned about the crawl space and reported that he did not feel it necessary to dig a basement. Dan reminded the committee that his estimate of $8,095,300 is preliminary. He also estimated $500,000 for sitework and a contingency of $900,000, bringing the total to $9,495,300.

Dan next outlined the two options Harriman had developed for Kimball School. One option (A2) retained the Morrill building and surrounded it with new space as well as a new addition. The second option (B2) removed the Morrill building and added a new wing to the existing “Kimball block.” There was discussion of the pros and cons and was good consensus about renovating the Kimball building. The committee directed Dan Cecil and the administrators to continue to work on the Kimball (B2) option,
condensing the spaces and reducing the overall square footage from 110,716 square feet. Dan mentioned that mechanically, the Kimball School block could also be a good candidate for geothermal heat pump systems. He also said that he, Matt and city staff planned to meet on Wednesday to review the proposed plans and work with traffic engineers to validate traffic concerns about increasing the student population to 500. The committee also encouraged the team to get a better estimate of the actual costs involved in restoring the Morrill building. There was a brief discussion initiated by Laura Bonk, favoring the demolition of both buildings and replacing the schools with a new school that could be highly energy-efficient. Dan indicated that Harriman Architects and Engineers were able to renovate old buildings to energy efficiency standards to within 10-20% of new construction standards

Board members also indicated their support for spaces that could be used by the community, including the full-sized gymnasium.

The meeting adjourned at 6:48 p.m.

Chris Rath
Recorder