Committee Minutes

School Board Committee: Capital Facilities

Date: February 18, 2010

Committee Members: Chair Jack Dunn, Clint Cogswell, Eric Williams, Kevin Fleming

Other Board Members present: Kass Ardinger, Laura Bonk, Jennifer Patterson

Administrators: Chris Rath, Matt Cashman

The Capital Facilities meeting was called to order at 6:42 p.m. Chair Jack Dunn introduced Michael Castagna of Castagna Consulting Group, LLC and Lee Berard and Robert Martel of Berard-Martel Architecture, Inc. Castagna Consulting, a private consulting group, works with communities in alternate reuse of facilities. Mr. Castagna had been invited by Mr. Cashman in early December to provide an evaluation of Dewey, Walker and Eastman Schools.

Mr. Castagna noted that these buildings appear to be structurally sound, and have nice architectural features as well as very attractive locations due to their proximity of I-93. He spoke about how his firm has helped communities build consensus on alternate reuse of public buildings. He noted that the schools Concord has in inventory, which would become vacant as part of the consolidation, have strong potential in a variety of options if either sold or leased. The options include assisted living, senior housing, condominium housing and office space. He explained how his firm operates, as it determines, with the stakeholder team, what plan the community and team would want to ultimately come up with for the property.

Mr. Berard addressed previous jobs, where the task of consensus building took anywhere from three days to up to a year. Superintendent Rath asked if we were too early in the phase to be looking at beginning the process. Mr. Berard answered that it is definitely not too early; this is actually a good time to start thinking about it, as the process can take time. He emphasized the importance to having a plan in place before the schools become vacant.

Mr. Dunn moved to the second agenda item, a report of houses on the Kimball block. Mr. Cashman followed up regarding contact with SE NH Habitat for Humanity. He indicated that Habitat for Humanity would evaluate the dwelling and offer a tax-deferred receipt for the properties it would be interested in. Laura Bonk recommended contacting a salvage house, which would pay for the dwelling contents in exchange for removing the pieces of the house it wanted. Mr. Cashman also reported that legal advice was that an agreement should be drawn up before entering into an agreement, which would contain indemnification clauses, proof of insurance, and bonding capacity. The administration will discuss with legal counsel the proper sequence of posting for sale, salvage or teardown. A timeline is critical for this.
Mr. Dunn discussed the next agenda item, Task Force III and its future plan. He suggested organizing a work session to gather public input and potentially move to RFP for services similar to those presented earlier by Castagna Group. Members shared their opinions on the importance of securing an independent facilitator to help work with the community to build consensus around alternate reuse of the properties. No action was taken, but it was noted that more discussion is needed before moving ahead.

Mr. Dunn then reported on the Rundlett Middle School HVAC project. On Friday, February 12, Board members Kass Ardinger, Clint Cogswell, Kevin Fleming and Jack Dunn heard all four firms’ interviews and unanimously selected Meridian Construction for the project. Mr. Dunn also mentioned that a public hearing would be held on March 1, 2010 to address the financing of the project.

*The committee voted 4-0 to approve the selection of Meridian Construction for the Rundlett HVAC project. Mr. Cogswell made this motion with a second by Dr. Fleming.*

At 7:50 p.m., Mr. Dunn asked Ms. Patterson to read the portion of the state statute relating to non public sessions, NH RSA 91-A:3 II. (d), consideration of property. Eric Williams made a motion to go into non public session, seconded by Dr. Fleming.

*The committee voted 4-0 by individual roll call vote to move into non public session.*

At 8:28 p.m., Mr. Dunn asked for a motion to move out of non public session. Mr. Williams made this motion, seconded by Mr. Cogswell.

*The committee voted 4-0 by individual roll call vote to move out of non public session.*

At 8:28 p.m., Mr. Dunn asked for a motion to seal the minutes of the non public session. Mr. Williams made this motion, seconded by Mr. Cogswell.

*The committee voted 4-0 by individual roll call vote to seal the minutes of the non public session, according to RSA 91-A:3 II.(d), consideration of property.*

At 8:30 p.m., Mr. Dunn asked for a motion to adjourn the Capital Facilities Committee Meeting. Mr. Cogswell made this motion, seconded by Dr. Fleming.

*The committee voted 4–0 to adjourn the meeting.*

Respectfully submitted,

Jack Dunn, Chair

*tmc/mm*