Concord Board of Education Committee Minutes
Capital Facilities Committee

School Board Committee: Capital Facilities
Date: April 29, 2009
Committee Members Present: Megan DeVorsey, Chair, Clint Cogswell, Eric Williams, Kevin Fleming
Other Board Members Present: Kass Ardinger, Jennifer Patterson, Laura Bonk, Jack Dunn
Administration and Staff: Chris Rath, Matt Cashman, Deb McNeish, Mark Denoncour, Peter Johnson
Guests: Steve Caulfield, Turner Building Science and Mark Saltsman, Concord Steam

The meeting was called to order at 5:35 p.m.

1. Summer Projects 2009 District Wide

Matt Cashman and Peter Johnson distributed the list of summer work scheduled to be completed over the 40 days while school is out of session. Major projects include:
- Roof upgrades at Beaver Meadow (preventing ice dams and weather-tightening the roof at Dame).
- Generator at RMS to serve as a backup for essential equipment lighting and intercom. (RMS serves as an emergency shelter for the city.)
- Floor abatement at Broken Ground and new floor tile replacement in the cafeteria and nurses’ station.

In addition, the maintenance and custodial departments will be moving of several classrooms between Kimball and Walker, as well as some additional, smaller-scale work at the CRTC. Peter answered questions from the committee.

2. RMS HVAC Proposal

After further review of costs with Concord Steam and Turner Associated, the administration considers steam an economical solution for RMS. With the steam option, less equipment and maintenance are required and fewer repairs are expected. Of the five options studied, steam has the lowest capital costs. Steam is a stable fuel, energy costs will be more stable, and the company will negotiate a long-term contract with the School Board. Mr. Caulfield noted that additional efficiencies include the preheating of domestic water and a snowmelt system if desired. Mr. Caulfield noted that, even though the new ventilation and heating systems will be more efficient, the total amount of energy required may in fact be greater than currently used, as the system will heating a greater volume of better-ventilated air; approximately two to three times the amount of ventilation than currently used.
The committee saw a tentative construction schedule with a completion date of Fall 2011. Mr. Saltsman informed the Committee that a decision soon is important as the streets needed to dig up for the steam lines are scheduled for repaving beginning June 1.

Mr. Williams discussed the comparative prices for both steam and geothermal, including initial investment, costs of fuel, annual operating costs and savings, and payback periods. Mr. Caulfield commented that the payback period for a steam system is faster than the payback period for a geothermal system, with a lower initial cost for steam, as the District will not be buying a boiler plant, just heat exchangers. Mr. Williams asked for an updated pricing chart.

Laura Bonk asked about a condensate return lines and Mr. Saltsman responded that the return on investment of return lines would be very small. Mr. Saltsman noted that the district will not have to obtain a permit for condensate to go to the waste water plant and the company is sizing the steam line to take future extension to Conant into account.

On a motion by Clint Cogswell (with a second by Ms. DeVorsey) the committee voted 4–0 that the Capital Facilities committee approves adopting steam as a fuel delivery source for Rundlett Middle School to present to the School Board for a vote at its regular May meeting.

Steve Caulfield from Turner will provide an updated graph for the Board’s review by Monday before its meeting. Mr. Cashman will have ready for Monday night’s meeting his recommendations about whether the Board will bond and the process that will be followed.

3. Proposal from Eric Williams regarding a Conant and Rumford Schools Cluster
Eric Williams asked the Committee to consider a proposal to include a study of Rumford School in the architectural work that will be done following the selection of an architect this summer. Eric noted a number of characteristics of Rumford School that he felt made it a viable option to have a cluster where half the population is at Conant and the other half at Rumford. Rumford School has 12 large classrooms which would accommodate four sections of classes at three grades so it could house Grades K, 1 and 2 or Grades 3, 4 or 5. Having multiple sections at each grade level would address the need for teacher collaboration that is considered important in the district’s master plan. In addition there have been recent improvements to Rumford School including a new gas boiler and new roof. Putting all students at Conant School means abandoning Rumford which has viable space, and building new space at Conant School.

Chair Megan DeVorsey invited Principal Deb McNeish and Assistant Principal Mark Denoncour to speak. The administrators preferred the current plan that has 500 students in grades K - 5 at Conant School. Putting 250 students into the 12 classrooms at Rumford would fill the building with no space for art, music, special education; Rumford has a multipurpose room but not a gym, a very small cafeteria and limited parking and playground. First and second graders could not be on upper floors and the school does not work well for grades 3,
4 and 5. The lack of any accessibility at the school is a major limitation of the building and the site and the increased traffic around Rumford School is a potential problem.

Other Board members noted that this proposal would mean Rumford School would not have full time specialists (specialists would be shared between two schools) and inequities between Rumford and other schools would remain. Matt Cashman explained that new fire standards are going to require a higher level of ventilation that currently exists in all of the older schools. Laura Bonk worried that many of the district’s lots are very small although Conant has 7.9 acres. Kass Ardinger referred to the Dore and Whittier report on Rumford School that noted many areas that would need addressing in any renovation. Jennifer Patterson urged the administration to get Task Force III underway so that the Rumford community would know what was going to take place at the Rumford School site.

Board member Jack Dunn summarized the discussion by noting that some of the challenges such as parental buy-in, money to bring building up to code, changes to accommodate societal changes, new bigger buses, DOE and other regulations regarding hazards could be overcome at a cost if the Board so desired but Mr. Dunn questioned whether the Rumford School could meet the requirements for the educational program that the Board is committed to providing the children of Concord.

Eric Williams suggested it was important to have more detailed analysis of Rumford School and the costs involved in bringing the school to the level of the other schools. Eric Williams made a motion to recommend that the architect’s scope of services include an evaluation of the Rumford building as an option in the consolidation plan. There was no second for the motion.

4. **Update of Architectural Selection for elementary final plan**

Mr. Cashman noted that 14 firms have submitted their qualifications, that the committee is reviewing the materials. On May 5th, the committee will meet again to narrow the 14 firms down to five using 13 grading criteria from a national source.

A bidder’s conference of those five firms will be held followed by a tour of Kimball School. Each firm will be presented with a common problem as an opportunity to display its creativity. The administration and the committee will check references, tour schools each firm has completed, and hold a second interview. The plan is to have a recommendation will be brought to the School Board at its August school board meeting for a vote.

The selection committee is comprised of three school board members: Jack Dunn, Kass Ardinger and Megan DeVorsey; administrators Chris Rath, Matt Cashman, Rob Prohl, Ed Barnwell, Susan Noyes, Deb McNeish and David Green, an electrical engineer at PSNH.

The committee adjourned at 7:10 p.m.

Matt Cashman, *Recorder*