School Board Committee: Capital Facilities

Date: July 2, 2012

Committee members present: Clint Cogswell, Chair, Nick Metalious, Bill Glahn, Chris Casko, Elizabeth Hoadley

Other Board members present: Kass Ardinger, Jennifer Patterson, Barbara Higgins

Administration: Matt Cashman, Chris Rath, Jack Dunn

Clint Cogswell called the meeting to order at 5:30 p.m. and introduced the agenda to review the RFP responses for reuse of vacant schools.

The Stratford Capital Group, a real estate group from Peabody, Massachusetts, was the only developer to respond to a request for proposals for potential reuses of now-vacant Concord elementary schools. The Stratford Group proposed adding 16,000 square feet onto Walker School, which is now about 30,000 square feet, and using the space for 41 affordable senior housing apartments. The proposal budget offers $12,500 per unit, up to $512,500 for all the building and land if all 41 units are approved. The renovations would follow National Park Service guidelines for historic preservation and existing playground preservation and would be a “green” building.

Financing would come from low-income housing tax credits, federal historic tax credits, community development finance authority funds, NH finance authority funds, construction and permanent loans.

Members of the Capital Facilities Committee and District administrators will interview the group’s representatives later in the summer. After the interview, the Committee could then make a recommendation to the board to sell the building to Stratford Capital Group.

Concord Housing Development, a private school working with Bill Norton Asset Management, and CATCH Neighborhood Housing needed more time to prepare proposals for redeveloping Rumford School.

The Committee voted 4-0 to recommend to the Board that it give the interested parties until November 1, 2012 to submit their proposals (motioned by Chris Casko, seconded by Barbara Higgins).

The School Board is still negotiating with the City on the transfer of Dame School, which will eventually be turned into a community center, and has postponed any action on the Eastman School site because the neighbors are resisting use of Eastman for an assisted living facility.

PSNH is interested in renting the gym and a nearby classroom in Rumford School to store and review documents related to a lawsuit.
The Committee authorized Matt Cashman, Director of Facilities and Planning to negotiate a lease of up to four months with an option to proceed on a month-to-month basis after that (motioned by Barb Higgins, seconded by Clint Cogswell).

Old Turnpike Road is under contract at $160,000 with Taylor Rental. Scott Walker of Premier Properties is the listing agent. A zoning change is needed so all the land is industrial. The Planning Board hearing to consider this request will be held on July 18. The City Council will meet in August to consider the request.

The District became owners of 4 Rumford Street on June 27. Abatement of the interior started on June 28 and 29 and will be finished on July 3. Full demolition of the house is scheduled for July 5.

Sidewalk, curbing, landscaping and fencing will be done by July 13, 2012.

Construction update: The project is at substantial completion, with a temporary Customer Occupancy on all three schools, two weeks ahead of schedule. The new furniture and equipment deliveries started on July 3 and will be completed in the next two weeks.

Hazardous waste at Conant School is being abated now. That process will last approximately two weeks, and then demolition will begin. Land clearing and selective tree removal will begin the week of July 11. The building is due for completion in late August.

The committee adjourned at 6:38 p.m. (motioned by Chris Casko, seconded by Barbara Higgins).

Respectfully submitted,

Clint Cogswell, Chair

Matt Cashman, Recorder