

**PHS Facilities Committee Meeting of 4-7-09**

**Attendees:** Dr. Bass, Dr. Mohr, Sean Minuti, Brian Cartin, Rob Hardy, Chris Marion, Eleanor Burton, Brenda Hobbs, Daryle Hillsgrove, Brian Cartin, Brian Mahoney, Bob Sherman.

**Absent:** Hal Lynde, Eleanor Burton, and Kathleen Sergeant

**Guest:** Resident

1. Sean opened the meeting.
  - a) Sean asked if there were any updates.
    - i) Dr. Bass said there is no new information on land.
    - ii) The SAU is still negotiating the aerial survey.
  - b) Presentation Discussion
    - i) Review of the presentation to date.
    - ii) Chris requested assistance on the presentation. There are some slides, which need additional information.
      - (1) Daryle will help getting documents made into electronic form for the websites.
    - iii) Discussion on what should be put in for the matrix slide.
      - (1) Brian Mahoney stated the rankings to support final outcome.
      - (2) Daryle stated the overall totals might be good.
      - (3) Dr. Bass stated he felt the matrix template should be used to show the permeations the committee evaluated.
        - (a) Chris and Daryle felt some numbers should be presented.
      - (4) Chris stated the matrix prompted a lot of discussion, and asked if it gave us more?
      - (5) Sean stated Item 1.2 was rated the best in the matrix after the ratings.
      - (6) Chris M asked why median was important if only the totals for people used in the final calculations.
      - (7) Sean stated it might be best to summarize the results of the matrix in one or two slides.
      - (8) Sean stated the criteria in the matrix tended to support one option or the other.
      - (9) Brian M stated the matrix did what it was supposed to do, look at options, cause discussion, discuss criteria and narrow down options.
      - (10) Bob S asked if a date should be put on the matrix as information has changed during the discussion. In general the group felt it was still a work in progress.
      - (11) Daryle stated if the template only will be used, it should be labeled as sample.
  - c) Brian Mahoney presented the committee with a cost analysis and bond analysis he put together with information from a number of reports. He requested it not be shared with the public at this time. The committee reviewed his presentation.
    - i) Brian Cartin asked why a middle school was not on the calculations.
      - (1) Brian M stated his calculations had Memorial staying as 7 & 8, building a new elementary for K-2 and keep PES as a 2-6 elementary and renovate and add on to the high school.
        - (a) Brian Cartin stated this scenario does not address memorial school core issues.
          - (i) Brian M stated it might not be needed because it would only be two grades.
          - (ii) Bob S stated the memorial gym would be small for 7&8.
      - (2) Brian Cartin did not feel the bond analysis should be included in the committee information.
    - ii) Daryle had reservations about using these numbers when they were not the numbers discussed at the Marinace meetings.
      - (1) Brian M stated since we did not have Marinace numbers in any report, they should not be used.

- (2) Rob felt the information was clear and presented by Marinace and referenced the minutes from the Marinace meetings that were approved listing the numbers.
- (3) Dr. Bass suggested sending a request to Marinace for clarification and bond information to Kathleen.
- (4) Brian Cartin stated we are missing some information for options.
- (5) Brenda Hobbs stated she felt there were other companies that could build for less.
- (6) Brian M wants to give the information to the firm handling the Windham High School project.
- (7) Dr. Bass stated he would contact Marinace.
- iii) Chris stated that the options should be evaluated on more than just costs. The committee should evaluate the strength and weaknesses for each option. She asked how we should proceed from there to the decision.
  - (1) Dr. Bass stated the benefits to the students beyond cost needed to be a consideration.
  - (2) Dr. Mohr stated Marinace tried to address the costs but you don't know what can be done with the current building because the work hadn't been done yet.
  - (3) Brian M asked besides cost differentiation, do we have to look more closely at other things.
  - (4) Brian C stated every move in one direction there are going to be dominoes falling in other areas.
- iv) Brian M stated he doesn't think accreditation will survive another two years.
  - (1) Brian C stated we have to pick a solution and stick to it; the solutions have changed in the past years.
  - (2) Brian M asked Dr. Bass and Dr. Mohr how long the Accreditation body would wait?
  - (3) Dr. Mohr said they would look at what the town is doing, there is no guarantee the town will support any options.
  - (4) Dr. Bass stated the NEC would work with the town; they don't want to put pressure on the town. Really need to look at cost differential and the educational gains and losses of options. The closer the variance the easier it is to decide, the farther away the more you lose with each option.
  - (5) Chris stated she is concerned with a renovation about the impact to the students while work is going on.
    - (a) Bob Sherman stated Manchester had a large project and had to shuffle the kids around. There are pro's and cons no matter what option.
    - (b) Bob S stated he had to do it and Nashua and there were times they were without electricity. His main concern in Pelham is that there is so little space for parking and construction vehicles.
  - (6) Dr. Bass stated the committee needs to answer the questions best you can.
- v) Bob S stated the committee had presented the current high school to be a middle school, not an elementary school.
- vi) Dr Bass is reducing state funding going to impact kindergarten.
  - (1) Sean asked if the kindergarten be included in the long-term numbers.
  - (2) Daryle stated we should not put any numbers on kindergarten because it is beyond the scope of the committee.
  - (3) Brian C stated the impact of a new high school versus a renovation should be stated. If new, could the current high school be used? If you did build a kindergarten on Willow street, what does it do to the fields/
    - (a) Sean stated you would lose the fields.
- vii) Dr. Bass stated he won't be here at the next meeting but he will get information from Marinace to us and he will talk to Ed Murdough at the stated about the budget for kindergarten.
- viii) Dr. Mohr asked what the timeline was on getting the topography information.
  - (1) Dr. Bass will find out.
- ix) Brain M said we should state the impacts of every option.

- (1) Brian C stated we need to declare specifically the 2 options to be considered.
- (2) Dr. Bass stated the committee has talked about two options the last couple of months, a new high school on a new site and a renovation/addition on the current site.
- (3) Brian C stated the discussion with Marinace was that not as much is known on what can be done with the current site.
- (4) Brian M stated with no land, we can't be sure of cost with a new high school.
  - (a) Marinace did state they would look at a site to say if it looks good.
  - (b) Brian C stated it would be 500,000 to get a design and approvals for a new site.
  - (c) Brenda Hobbs stated the current high school was built less expensively and the town can't afford a school as expensive as other towns.
    - (i) Daryle stated no one was advocating for a school beyond what was needed for the academic program.
      1. Brenda asked people to keep in mind other alternatives.
- (5) Dr. Bass stated the committee needed to think about the end game.
  - (a) Chris asked what that will be.
  - (b) Dr. Bass said it needs to reflect everyone's position including a minority report.
  - (c) Brian C stated he is comfortable with a voting and made a motion that the committee would vote on the final option.
    - (i) Rob Hardy seconded it.
    - (ii) The committee voted unanimously to vote.
  - (d) Brian C stated we will be voting on a recommendation based on factors known at this time.
  - (e) Brian C stated he did have some concern on population build out. He doesn't want to build empty classrooms.
    - (i) Dr. Bass stated we have approximately 675 at this time and project 800 in a few years so build for 1000.
    - (ii) Sean stated in the conversation with Marinace, the additional cost to build for 1000 versus 800 was negligible in the overall project.
      1. Dr. Bass stated Hollis built new and got an influx of people.
      2. Brian M stated he was nervous about coring for 1200.
      3. Brian C stated the current high school was cored for 540 and now has 675.
  - (f) Bob S stated we need to write the lack of classrooms on a slide.
  - (g) Daryle H stated she would summarize the middle school meeting for the presentation.
  - (h) Bob Sherman asked if there should be any slides for kindergarten or pre-k services.
    - (i) Brian M stated there should be a slide for how each school is impacted.
    - (ii) Brian M stated he felt the memorial situation was the worst situation.
      1. Sean stated not if you look at the percentages.
        - a. Chris stated, our charge is the high school.
        - b. Brian C stated a SWAT analysis would address impacts.
      2. Chris stated we should bring in the options and go through the impacts.
      3. Dr. Bass said to look at the numbers and see how that plays out and go from there without getting into too much detail.
      4. Bob S stated the aerial is needed.
    - (iii) Brian C if the fields are on the current site, it would impact kindergarten.
      1. Fully investigating the current site would make him more comfortable, he does not like the idea of the fields way in the back for reasons stated in previous meetings.

- (i) Sean asked if we were clear on the acreage?
    - (i) Daryle stated we had the acres but it is the configuration that is not good and restricts the uses.
    - (ii) Brian C stated the land has to be able to be used if needed.
    - (iii) Dr. Bass stated the useable acreage as almost zero.
    - (iv) Daryle stated usability of acres needs to be evaluated in options.
    - (v) Dr. Bass stated relatively few acres could be used off Marsh road.
    - (vi) Brian M stated he felt if we had a final configuration we would know more.
  - (j) Sean stated a single add on was to minimize impact to current building including snowdrift impact on the existing structure.
    - (i) Brenda asked if the permit costs would be needed in either option?
      - 1. Daryle stated that was correct.
    - (ii) Brian M stated last year Marinace offered 350 for full architectural plans but though you could get enough from a 16,000 plan to make some decisions.
      - 1. Brian C stated more detail would be better.
      - 2. Dr. Bass stated he will ask Marinace on the cost of rough design.
  - (k) Rob stated classrooms and flow is needed to address Dr. Mohr's concerns.
    - (i) Brian M would like to take all classrooms and move them to a new wing and keep only the cores in the current building.
    - (ii) Brian C stated that the architect job to figure out.
    - (iii) He stated he would like to see other designs for cost.
    - (iv) Dr. Bass stated we can let the architects deal handle bids or be more involved in an option.
    - (v) Brian M stated he liked the approach by Bedford to run a contest for the best design with monetary awards and the best design used.
2. Audience member Richard Tarpey asked to make a few statements, Committee granted his request.
- a) Mr. Tarpey stated building empty classrooms would be a misnomer. Class sizes could be smaller and grow as the populations grow. He stated there is still a lot of farmland in town that could be developed.
  - b) He stated he feels the accreditation is the highest priority and losing accreditation will drive population out.
  - c) He stated Massachusetts is cutting a lot of services and he is concerned that will result in more people moving into NH.
    - i) Brian C stated we don't want to overbuild or under build.
    - ii) Dr. Mohr stated that is why utilization factors are used for sizing. A larger building does allow the school to offer more.
    - iii) Brian M stated the student population loss rate is 5% less for Pelham than the state average.
3. Next Meeting, Next Monday, April 13th.
4. Meeting adjourned at 9:00

Respectfully Submitted,  
Daryle Hillsgrove