

**Monadnock Regional School District  
Finance/Facilities Committee Meeting Minutes  
Gilsum STEAM Academy Walk-Through  
Sept. 2, 2021 (Not Yet Approved)  
Gilsum STEAM Academy, Gilsum, NH**

**Members Present:** Betty Tatro, Karen Wheeler and Colleen Toomey. **Absent:** Winston Wright and Dan LeClair.

**Other Board Members Present:** Scott Peters

**Administration Present:** Janel Morin, Business Administrator and Bob Johns, Maintenance Supervisor.

**Budget Committee Members Present:** No members present.

**Also Present:** Kyle Barker of Barker Associates and Laura Aivaliotis, MRSD Recording secretary.

1. **Meeting Called to order at 7:00 PM.**
2. **Public Comments:** There were no public comments.
3. **Gilsum STEAM Academy tour begins:** K. Barker explained he will identify the deficiencies using the standards. The life safety items have to be met, nothing is grandfathered. ADA is not a building code but a civil rights law. We cannot discriminate. All of the bathrooms need to be ADA compliant. Top priority is Homeland Security. A lot needs to be done to this school. We need to pay attention to the rooms at MTC, they are the standard. We need to get the staff and voters input before the design is created.

The group started the tour outside. K. Baker explained the cars and buses are not separate. The student enrollment is 58. This is a small school according to the State. Troy and Emerson have 3 times the amount of students. It seems there is no conflict regarding the separation of cars and buses, the community knows what to do. K. Barker said it is a nice spot but the hilliness is an issue. The land drops off and goes uphill. We are locked in on the size.

The entrance is an issue. If it was someone new they would see the doors to the cafeteria not the offices. In regards to Homeland Security the entrance is not a locked vestibule with a window. It is not the worst case scenario but the day to day events are

a significant problem. S.Peters said there are a lot more community events held here. K. Barker would suggest finding a way to lockdown the community center.

The courtyard is icy in the winter and the door cannot be used. The oil tank is visible and not in an appropriate area. There are multiple doors and multiple access in the courtyard. This is not good during school. The office is compact and not well laid out.

There are 5 pieces of the building and at the time it made sense. The oldest part is not a bad space but in need of care. A good chunk has no ventilation. Coming up the ramp was necessary to make it ADA compliance but we need to make sure it is compliant.

The nurse is where the kitchen was which is kind of odd in design. It is not an appropriate layout. The water fountains are sticking out and the section is awkward. K. Barker said the minimum space for the nurse is 300 square feet but depending on the amount of students. There needs to be a locked medicine cabinet. He would really like to see the nurse's office by the entrance. It is more difficult to run where it currently is. It is a poor design.

The doors in the classrooms are not in good shape. They are wooden and do not weather well. The windows need to be replaced and the lights are aged, yellow and not all of the pieces are there. Replacing the lights is on the list.

The boiler room is dead center of the building. There could be gases and fumes going to the rest of the building. This room also shared custodial equipment. The location is not good. The boiler is not in good shape and needs to be replaced with propane. There should be something better than the boiler in the middle of the school. He mentioned every room needs to be ADA compliant and they are not currently.

The library has open windows to the ramp. It should resist smoke. There is also a noise issue.

In the 1-2 classrooms the roof leaks as well as the bathroom.

The wiring for the lights is cloth tube wiring which needs to be replaced. There are new lights in another classroom but they were not installed properly. Not a code issue but a cosmetic issue. The teachers, staff and maintenance do great with what they have. He said he is not taking digs but trying to get the people to understand.

K. Barker would like to get new cabinets and doors. So all are the same with MTC.

The Kindergarten classroom is just over 1000 square feet. The exit door does not go outside but to another classroom. That is a safety violation. There needs to be another exit. The outside door is 6' down to the ground. There is no way to get a second means of regression.

The group looked at the ramp on the outside. The railings need balusters and it does not meet safety codes. There are a lot of reasons it does not meet safety codes. It needs to be rebuilt and it would be difficult.

K. Barker toured the basement. He said this area cannot be used for children but a great place for a boiler. There will still be a lot of space and the heating and the fresh air systems can be housed there. At MTC and the MRMSHS the heat is in the ceiling and there is separate ductwork and Co2 sensors to be used automatically when needed. Some of the rooms do not have ventilation. We need to do all of the building except the community center.

In regards to State Aid the District will receive less due to the amount of students in the building. He commented this is the smallest school in the District and it has its own cafeteria and separate gym. There is no access to the cupola above the gym. The basketball hoop is not secure and cannot be raised when performances happen on the stage. No access to the attic is added to the list. The employee break room off the gym is very small. Only two staff will be able to have a break at the same time.

K. Barker entered the kitchen and commented the kitchen is a lot bigger than at Troy and MTC with a lot less students.

K. Barker has been in contact with the Fire Departments in the individual towns. He has not spoken to the chief in Gilsum. He said the block building will not burn but the books and papers in the hallways will burn. He wants to bring the schools up to code. It is not an attack on the fire dept. He does not believe the fire issues are that bad but the kindergarten regress is. With a building project the Fire Marshall will go by the book. The Fire Marshall will have to complete his portion of the application.

The DOE strongly recommends the separation of cars and buses. There is not a corrective measure because the school is so small. K. Wheeler said there is not enough parking for performances and shows.

S. Peters explained the Board will talk on Tuesday about dates for a tour for Emerson and Cutler.

**4. Adjourn: The meeting adjourned at 8:10 PM**  
**Respectfully submitted,**

**Laura L. Aivaliotis**  
**MRSD Recording Secretary**