

**Monadnock Regional School District  
November 12, 2019 (Not Yet Approved)  
Facilities Committee Meeting Minutes  
SAU Conference Room  
Swanzey, NH**

**Members Present:** Karen Wheeler, Colleen Toomey, Eric Stanley and Robert Colbert.

**Absent:** Winston Wright

**Also Present:** L. Witte, Superintendent, J. Morin, Business Administrator, D. LaPointe, Director of Building and Grounds, K. Barker, Architect, Neil Moriarty and L. Aivaliotis, Recording Secretary

1. **Public Comments:** There were no public comments.
2. **Approval of the October 22, 2019:** The October 22, 2019 Minutes to be discussed at the next meeting.
3. **Main Agenda Items:**
  - a. **Update from Kyle Barker:** K. Barker passed out a draft copy of his feasibility report to the committee members. The report is 100 pages long. He would like to go through enough to understand and talk about what to present to the School Board next week. There is no full report on the options. Next Monday K. Barker will be meeting with Amy Clark from the State. There was never an intention to have designs for this report. The options will be discussed at the end of the meeting; he has some ideas. There are 5 schools to look at. He will go through each school. Overall the impression is that the schools are well maintained and very clean. The schools have so many additions, which make no sense. There are entrances that are not where they should be. The principal's offices are not in the center of the buildings. There are also bars across the hallway which is illegal. These are decisions we would not make today. Cutler is in the worst shape of all of the schools. The site is so tight. The front entrance makes no sense. The building has 3 stories and that is a code conflict and makes no sense. The materials are not in good shape. We really need to pay attention to Cutler. Duct tape is being used on the building. Emerson is a bit of a surprise considered the better building and with town pride but a kaotic layout. The corridors go to nowhere. It does not make a lot of sense. Wood frame construction. The buildings now are concrete blocks or steel. It is more residential, not high quality in design. Emerson is basically a big house. The basement level should not be used. It does not meet any building codes. Stop using it now does not make sense but eliminate the danger. R. Colbert asked if this report included the SAU and Wilcox. Gilsum is isolated and hard to access. He feels

that it is more of a political issue. It was a space issue. He would say to move the kids somewhere else. There are political boundaries. L. Witte explained the gym is owned by the District. There are code issues. The building is on a slope, with a ramp which does not meet code. It is almost impossible to fix where it is. The principal's office is deep in the building. There are security issues. The layout is very challenging to work with. MTC only has one means of egress for the Preschool. A room over 1000 square feet requires 2 doors. Life safety code issues. This is sort of the standard school. There are still a few things that need to be fixed. Troy has the less invested in it and needs help. The building is typical for the age. There are a number of code issues, the stairs, egress, building structure and the structure has the fewest additions. K. Barker would like to figure out what to present to the School Board. He would not want to explain the massive amount of data. R. Colbert commented he would expect K. Barker's recommendation. K. Barker commented he is focused on wrapping up the study for Amy Clark. The State has to determine that there is a need for State Aid. The list of options are in the booklet. He will present the pros and cons and the description of the options. It is up to the committee to choose. K. Barker will give his recommendation. D. LaPointe commented a 3 story building is a maintenance nightmare. The committee chose 3 options, 4, 5 and 7. E. Stanley said Option 7 is 3 schools, Fitzwilliam, Gilsum and combine Swanzey and Troy. D. LaPointe would not ask for a recommendation from K. Barker. R. Colbert and C. Toomey would disagree. R. Colbert would like the most cost effective option. J. Morin said K. Barker was clear no recommendation but comparisons. R. Colbert would like his professional option. L. Witte commented the quick overview K. Barker had just done is ok for the School Board and focus on page 18. We need to go into the next stage with the options with the cost and real ballpark figures. Be clear with the options. C. Toomey commented as far as the Budget Committee they want to have buildings closed. It was commented close Cutler, Troy, SAU and Wilcox. There was a concern having the SAU staff at the high school. K. Barker suggested a new 2000 square foot wood frame building for the SAU. Option 4 does not solve Cutler. K. Barker commented on the location of Troy, the demographic population and Troy being an attractive building. Troy can be done and Fitzwilliam give up their school. K. Barker said the pictures are powerful. E. Stanley would suggest inviting the Budget Committee and the public to the meeting. J. Morin commented the numbers are powerful as well. R. Colbert would suggest the building code and life safety issues be explained as humanly possible. K. Barker would be careful, the local fire chiefs have approved the buildings. D. LaPointe will review the codes in question. K. Barker said none of the codes will cause the fire chief to close a school. Option 5,

Option 7 and a question what about Gilsum. Where would there be a location for a new school? D.LaPointe suggested the Tommila property. K. Wheeler would like information on bonds for the meeting.

**4. Facilities Report:**

**a. Architect Bids:** D. LaPointe explained to the committee he had received quotes from K. Barker and H.L. Turner for architect design for the shop addition and would like to go with H.L. Turner in the amount of \$ 43,550.00. He believes K. Barker has his hands full. He is very comfortable with H.L. Turner.

**MOTION:** E. Stanley **MOVED** to accept the bid in the amount of \$43,550.00 from H.L. Turner for architect services for the shop addition and to bring it to the full Board for approval. **SECOND:** C Toomey. **VOTE:** Unanimous for those present. **Motion passes.**

D. LaPointe reported that they have started the traffic survey at MTC. The hallways will be painted over the holiday break and continued over the summer.

The Finance Committee discussed the warrants and asked about a warrant for repairs and maintenance which was left out on purpose due to the 1.9 million dollar proposed warrant for the removal of the trailers and rebuilt new as well as a warrant for \$300,000.00 for engineering and design work. D. LaPointe will prepare a list. K. Wheeler would like to make sure the schools are maintained during the recommendation process as a result of the feasibility study. D. LaPointe commented we need to address the air quality and air conditioning at the elementary schools. D. LaPointe suggested a heating and cooling warrant. K. Wheeler suggested adding to the Building Maintenance Fund instead of a new warrant. The committee will defer the amount to J.Morin and D. LaPointe.

**5. Set next meeting's agenda: December 10, 2019 6:30 PM.**

**6. Adjournment: MOTION:** E. Stanley **MOVED** to adjourn the meeting at 8:00 PM.  
**SECOND:** B. Tatro **VOTE:** Unanimous for those present. **Motion passes.**

**Respectfully submitted,**

**Laura L. Aivaliotis**

**MRSD Recording Secretary**